

Summary Report

Phantom Drum Storage Area
Solid Waste Management Unit (SWMU) 239
Marine Corps Air Station, El Toro, California

5 February 2002

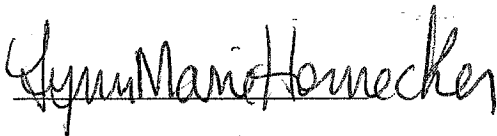
Prepared by:
Southwest Division, Naval Facilities Engineering Command
BRAC Programs Office
San Diego, CA 92101-2404

Summary Report

Phantom Drum Storage Area
Solid Waste Management Unit (SWMU) 239
Marine Corps Air Station, El Toro, California

5 February 2002

Prepared by:

A handwritten signature in black ink that reads "Lynn Marie Hornecker". The signature is written in a cursive style with a horizontal line drawn across the middle of the text.

Lynn Marie Hornecker
Project Manager

Southwest Division, Naval Facilities Engineering Command
BRAC Programs Office
San Diego, CA 92101-2404

TRANSMITTAL

Date: 26 July 2002

From: Lynn Marie Hornecker *LMM*
MCAS El Toro

To: Diane Silva
Code ~~01LS.DS~~ *05G.DS*

Subj: CERCLA Administrative Record Materials
Marine Corps Air Station, El Toro

Installation: Marine Corps Air Station, El Toro

UIC Number: M60050

Document Title (or subject): *Summary Report, Phantom Drum Storage Area*
SWMU 239

Author: *Triss Chesney, DTSC*

Recipient: *Dean Gould - ~~SWDIV~~ SWDIV*

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Transmittal

Date: 5 February 2002

From: Lynn Marie Hornecker 

To: **Triss Chesney**
State of California Environmental Protection Agency
Department of Toxic Substances Control (DTSC), Region 4
Site Mitigation Branch, Base Closure Unit
5796 Corporate Avenue
Cypress, CA 90630

Subj: Solid Waste Management Unit (SWMU 239)
Phantom Drum Storage Area
Marine Corps Air Station, El Toro

Provided for your review as the attachment is the Summary Report for Solid Waste Management Unit (SWMU 239), a phantom or non-existent drum storage area at the Marine Corps Air Station (MCAS), El Toro. SWMU 239 was identified during the Resource Conservation and Recovery Act (RCRA) Facility Assessment (RFA). According to the RFA documentation, SWMU 239 was identified in the Regional Water Quality Control Board, Santa Ana Region letter dated 23 June 1989 as a drum storage area near Building 1798. The RFA documentation states that the drum storage area could not be located during the visual inspection of 1991.

We evaluated historical property records, facility maps, and photographs during the development of the Summary Report, and extracts from these documents are included in the Summary Report. Building 1798, a stable, in the northeastern section of the Station, was constructed in 1963. No evidence of industrial activities or hazardous waste storage activities at the stable area was found during the review of information. Furthermore, the RWQCB letter that was cited as the source of the information for this drum storage area does not identify Building 1798 as an area of concern.

It is possible that the reference to Building 1798 was intended for Building 1789 which is being addressed under the Historical Radiological Assessment/Radiological Survey program.

SOUTHWESTNAVFACENGCOM
BRAC Operations
Code 06CC.LMH
1220 Pacific Highway
San Diego, California 92132-5190

File: etswmu239trltrfeb2002.doc

Based upon our review of historical records and the absence of evidence of industrial activities at Building 1798 and the stable area, we are recommending that SWMU 239 be designated a phantom or non-existent site and that SWMU 239 be deleted from the list of Locations of Concern in the next MCAS El Toro BRAC Business Plan update.

If we do not receive comments from your office within sixty (60) days of receipt of this transmittal, then we will assume that you concur with our recommendations to designate SWMU 239 a phantom or non-existent site and to delete SWMU 239 from the list of Locations of Concern.

Please do not hesitate to call me at (619) 532-0783 if you have questions on the attachment. Thank you very much.

Attachment

Summary Report, SWMU 239 (SWDIV, February 2002)

CF:

Dean Gould (MCAS El Toro BEC)
Project File (MCAS El Toro)

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Section 1

Introduction

The purpose of this Summary Report is to present information pertaining to a phantom or non-existent drum storage area, designated as Solid Waste Management Unit (SWMU) 239 at or near Building 1798, in the northeastern section of the Marine Corps Air Station (MCAS), El Toro. SWMU 239 was identified during the Resource Conservation and Recovery Act (RCRA) Facility Assessment (RFA). The RFA documentation indicates that SWMU 239 was originally described as a drum storage area at or near Building 1798 in a letter from the Regional Water Quality Control Board (RWQCB), Santa Ana Region dated 23 June 1989.

The Marine Corps Air Station, El Toro, also known as the Station, comprises approximately 4,700 acres in eastern Orange County approximately 45 miles southeast of Los Angeles, California. SWMU 239 is located in the northeastern section of the Station in the stable area facility near Irvine Boulevard. The stable area was established at the current location in approximately 1959, and Building 1798 was constructed in 1963. The stable area and Building 1798 vicinity are shown on Figure 1.

The Station closed on 2 July 1999 in accordance with the Base Realignment and Closure Act of 1993 (BRAC III). SWMU 239 is located within a parcel designated for future use as a park area according to *The Preferred Land Use Plan, Concept B* (County of Orange, August 1999) as shown on Figure 2.

This Summary Report includes a description of information collected during a review of historical property records, environmental compliance management plans, the functions of nearby existing buildings, and the results of visual inspections of the site. The records show that Building 1798 was constructed in 1963 as a stable. No records of industrial activities or hazardous waste storage activities at Building 1798 were found. The site was visually inspected during 1999 during the evaluation of historical aerial photograph anomalies within the stable area. No stains or visual evidence of previous hazardous waste storage activities were observed at or near Building 1798. The site was observed in January 2002, and no signs of industrial activity were observed. Horses resided in Building 1798 during the visit of January 2002.

The RWQCB letter dated 23 June 1989 was reviewed, and the letter does not identify Building 1798 as a drum storage area.

Based upon the review of the historical information, it is recommended that SWMU 239 (Drum Storage Area at or near Building 1798) be considered a phantom or non-existent site and be deleted from the inventory of locations of concern in the next BRAC Business Plan update.

Section 2

Field Inspections and Historical Records

2.1 Field Inspections and Sampling Activities at nearby Locations of Concern.

SWMU 239 was described as a drum storage area at Building 1798. A review of records and visual inspections were conducted during the preparation of the *Installation Restoration Program, Final Resource Conservation and Recovery Act Facility Assessment Report for Marine Corps Air Station, El Toro, California* (Jacobs Engineering Group (JEG) 1993). The documentation for the visual inspection states the following: "In a letter from the RWQCB to Lt. Rehor dated 23 June 1989, a DSA was identified near Building 1798. Building 1798 is presently a horse stable house with 20 stables. The ground around Building 1798 is unpaved soil. The area in proximity to the building was inspected, and no evidence of a former DSA was observed."

The stable area was visually inspected in 1999 during the preparation of the Summary Report for the stable area anomalies. The Building 1798 vicinity was visually inspected in January 2002 during the preparation of this report. The stables are surrounded by unpaved areas. Horses were in residence in the stable at Building 1798 during the site visit of January 2002. Photographs of the site are included in the Appendix.

2.2 Historical Property Records and Environmental Program Records

Property records and information from previously published environmental compliance and environmental restoration program projects were acquired and reviewed. Some of the documents are included in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Administrative Record. Information pertaining to Building 1798 and the SWMU 239 vicinity is summarized in Tables 1 and 2. No further action decision documents for nearby locations of concern are included in the Appendix.

Table 1. MCAS El Toro Historical Records for Building 1798 and other Buildings in the Stable Area.

Building Identification Number	Approximate year of construction (if available)	Type of Use	Comments
1798	1963	Stable	<p>The stable was operated by the Morale, Welfare, and Recreation (MWR) office while the Station was operational. In 1999, the stable area compound was leased to the County of Orange, and the County of Orange continues to operate the facility as of January 2002.</p> <p>The stable area was not part of the Station until the 1950's. The Station boundary did not include the stable area on the 1948 and 1949 maps.</p> <p>Extracts from historical building guides and selected maps are included in the Appendix.</p> <p>Building 1798 was being used as a stable during the visit of January 2002.</p> <p>Building 1798 is identified as a stable in the 1989 and 1997 building guides.</p> <p>Building 1798 is identified as a riding stable in the 1973 index of structures.</p>
<i>Nearby structures and former nearby structures</i>			
401		Stable office	Building 401 is identified as a stable facility (tack room, office, or other) on the 1958 Station Map, the 1973 index of structures, and on the 1989 building guide.
402	1957	Public toilet	
403		Bunkhouse	Identified on 1973 index of structures.
792	1984	Stables Barn	
883	1989	Tractor shed	
1768		Stable equipment shed	Identified on 1973 index of structures.
1774		Rodeo arena	
1800		Stable	Identified on 1973 index of structures.

Regional Water Quality Control Board, Santa Ana Region Correspondence

The RWQCB letter dated 23 June 1989 addresses several solvent storage areas and drum storage areas, however, the letter does not include Building 1798. A copy of the letter is included in the Appendix.

Hazardous Materials/Hazardous Waste Management Plan (HM/HWMP)

Visual inspections of TAAs were conducted in 1993, and the HM/HWMP (SAIC 1994) does not identify hazardous waste accumulation areas within the stable area compound. The nearest hazardous waste accumulation area is more than 1,000 feet from the stable area near the airfield parking apron. Extracts from the HM/HWMP are included in the Appendix.

Hazardous waste management and spill contingency planning documents from the 1980's were acquired from the CERCLA Administrative Record files and reviewed. Extracts from Hazardous Materials/Hazardous Waste Engineering Study (Roy F. Weston, February 1984) discuss six (6) hazardous waste accumulation areas, and none of the areas are located in the stable area. Extracts from the 1984 study and other historical documents are included in the Appendix.

A list of areas where hazardous materials or wastes were generated or stored was included in the *Oil and Hazardous Substance Spill Prevention, Control, and Countermeasure Field Survey Report and SPCC Plan* (SCS Engineers 1979/Administrative Record Identifier M60050.000808). The list does not identify Building 1798.

A list of sites recommended for additional investigation was developed in April 1989 (Administrative Record # M60050.000776) and the list entitled "Additional Sites Needing Investigation" is included in the Appendix. The list identifies a storage area at Building 1789 which may have been incorrectly transcribed as Building 1798. Building 1789 is located within the Nuclear, Chemical, and Biological (NBC) Facility in the southeastern section of the Station, and the NBC Facility is being addressed under the Historical Radiological Assessment/Radiological Survey program.

Storm Water Pollution Prevention Plan (SWPPP)

Visual inspections of areas where hazardous materials and hazardous wastes were stored were conducted in 1993. The SWPPP indicates that no industrial activities were observed at the stable area compound during the visual inspections (IEM 1997). The SWPPP also includes a spill history table in Section 5, and this table does not identify historic spills near the former Building 1798. Extracts from the SWPPP are included in the Appendix.

Aerial Photograph Anomalies

Science Applications International Corporation (SAIC) evaluated historical aerial photographs of the MCAS El Toro and the results of the evaluation are published in the *Final Report, Aerial Photograph Assessment, MCAS El Toro* (SAIC, 1993). The United States Environmental Protection Agency (USEPA) evaluated historical aerial photographs of MCAS El Toro and the results of the evaluation are published in the *Site*

Analysis, El Toro MCAS, Orange County, California (USEPA, 1991). The anomalies identified in the USEPA and the SAIC reports were addressed in the *Summary Report, Stable Area Anomalies, Aerial Photograph Anomaly Program, Marine Corps Air Station, El Toro* (Southwest Division, Naval Facilities Engineering Command 1999). The BCT members concurred on no further action status for the Stable Area Anomalies in 1999, and copies of the BCT letters pertaining to the Stable Area are included in the Appendix.

Installation Restoration Program

Installation Restoration Program (IRP) Site 20 - the Hobby Shop - is located approximately west of Building 1798. A Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Record of Decision for no action at Site 20 was signed in 1997.

Table 2. MCAS El Toro Property Records and Information from Environmental Program Projects in the SWMU 239 Vicinity.

Building Identification Number or Feature Identifier	Status	Comments
SWMU 239	See comments	RFA report of 1993 identified No Further Action status and stated that the site could not be located. This report dated February 2002 recommends deletion of the site as a phantom or non-existent site.
Stable Area Anomalies	NFA DTSC - 10 August 1999 RWQCB and USEPA - 6 October 1999	Aerial photograph anomalies identified within the Stable Area were addressed in the Summary Report dated 1999.

2.3 Ground Water Conditions

Groundwater conditions in the vicinity of Building 1798 were investigated during the verification of groundwater conditions at Tank Farm 4 and during the remedial investigation of Installation Restoration Program (IRP) Site 18. The nearest monitoring well, 18_BGMW16, is located northwest of Building 1798. No groundwater releases have been identified at 18_BGMW16.

Section 3

Findings and Recommendations

The following findings are based upon information collected during the record search activities, the RFA documentation, and from observations during the visual inspections of the vicinity of SWMU 239 at Building 1798:

- SWMU 239, a drum storage area, was identified in the Installation Restoration Program, Final Resource Conservation and Recovery Act Facility Assessment Report for Marine Corps Air Station, El Toro, California (Jacobs Engineering Group 1993) and the report states that the 23 June 1989 RWQCB letter identified the drum storage site. The RWQCB letter was reviewed and no reference to Building 1798 was identified.
- Building 1798, a stable, was constructed in 1963. The stable area includes several stables, office facilities, and a hay barn. The stable area was established in approximately 1959 and was operated by the Morale, Welfare, and Recreation office while the Station was operational. The County of Orange continues to operate the stable facility under a master lease with the Department of the Navy.
- Visual inspections were conducted at the stable area compound during the evaluation of historical aerial photograph anomalies in 1999, and the site was visited in January 2002 during the preparation of this report. No stains or discolored areas were observed during the inspections, and no evidence of former hazardous waste storage activities was observed.

Based upon the absence of evidence of industrial activities or hazardous waste storage activities at Building 1798 and at the stable area compound, the absence of a specific reference to Building 1798 as a hazardous waste storage site in the historical waste management plans and correspondence, and the results of the visual inspections of the stable area vicinity, it is recommended that SWMU 239 (drum storage area) be considered a phantom or non-existent site. Deletion of SWMU 239 from the inventory of locations of concern in the next Business Plan Update is recommended.

Section 4

References and/or Sources of Information

County of Orange. 1999. Preferred Land Use Plan, Concept B. August. [prepared by the MCAS El Toro Local Redevelopment Authority]

Integrated Environmental Management (IEM). 1997. Storm Water Pollution Prevention Plan (SWPPP) for Marine Corps Air Station, El Toro, El Toro, California. July. [Contract No. N68711-96-D-2059, Delivery Order Number 0002] *{Annotation: The IEM planning document included the acquisition and review of historical and current plans of facilities and utilities. Extracts from the IEM report are presented in the Appendix.}*

Jacobs Engineering Group (JEG). 1993. Installation Restoration Program, Final Resource Conservation and Recovery Act Facility Assessment Report for Marine Corps Air Station, El Toro, California. [Navy Contract N68711-89-D-9296, Contract Task Order 193]

Jacobs Engineering Group (JEG). 1995. Marine Corps Air Station El Toro, El Toro, California, Final Environmental Baseline Survey Report. April. [Navy Contract N68711-89-D-9296, Contract Task Order 284]

Naval Facilities Engineering Command, Southwest Division. 1997. Plant Account Record for MCAS El Toro.

NBS/Lowry Engineers - Planners. 1988. Oil and Hazardous Substance Spill Prevention, Control and Countermeasure Field Survey Report, SPCC Plan, and Spill Contingency Plan for the U. S. Marine Corps Air Station, El Toro, California. [Administrative Record ID # M60050.000800]

Roy F. Weston. 1984. Hazardous Materials/Hazardous Waste Engineering Study. [Administrative Record ID # M60050.000899]

Roy F. Weston. 2000. Final Historical Radiological Assessment (HRA), Marine Corps Air Station, El Toro. May.

Science Applications International Corporation (SAIC). 1994. Final, Marine Corps Air Station, El Toro, Hazardous Material/Hazardous Waste Management Plan {with Appendices C and I, Hazardous Waste Accumulation Areas and Photographs of Accumulation Points and Hazardous Material Storage Areas}. August. [Contract N68711-92-D-4658, Delivery Order Number 4].]

Science Applications International Corporation (SAIC). 1993. Final Report, Aerial Photograph Assessment, MCAS El Toro. Contract N68711-91-D-4658, Delivery Order 0002, SAIC Project No. 01-0892-0817.

SCS Engineers. 1979. Oil and Hazardous Substance Spill Prevention, Control, and Countermeasure Field Survey Report and SPCC Plan (Administrative Record Identifier M60050.000808).

Southwest Division, Naval Facilities Engineering Command. 1999. Summary Report, Stable Area Anomalies, Aerial Photograph Anomaly Program, Marine Corps Air Station, El Toro. June.

United States Environmental Protection Agency. 1991. Site Analysis, El Toro MCAS, Orange County, California.

United States Marine Corps Air Station, El Toro. 2001. Base Realignment and Closure (BRAC) Business Plan.

United States Marine Corps Air Station, El Toro. Circa 1946-1999. Station Property Records, Utility Maps, and Building Guides.

United States Marine Corps Air Station, El Toro, Public Works Department. 1954. Master Plot Plan, Proposed Additional Aircraft Parking Facilities in Tactical Area III and Proposed Relocation of Existing Stables. [Alternate drawing identification number Public Works drawing PS-1236]

United States Marine Corps Air Station, El Toro. 1994. Aerial Photograph.

United States Marine Corps Air Station, El Toro. 1997-2000. No Further Action correspondence from RWQCB, OCHCA, and/or DTSC.

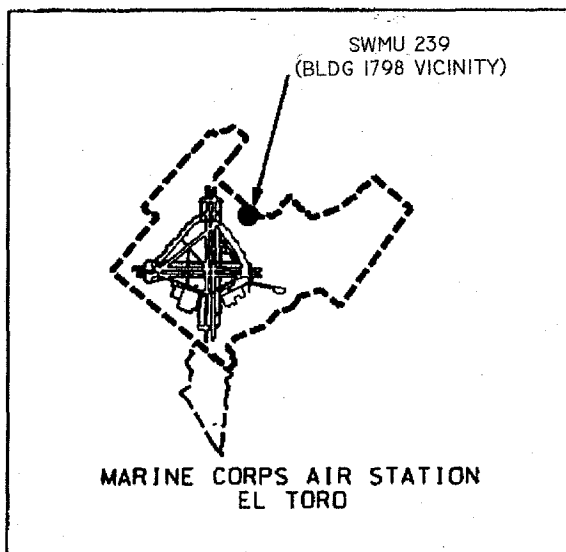
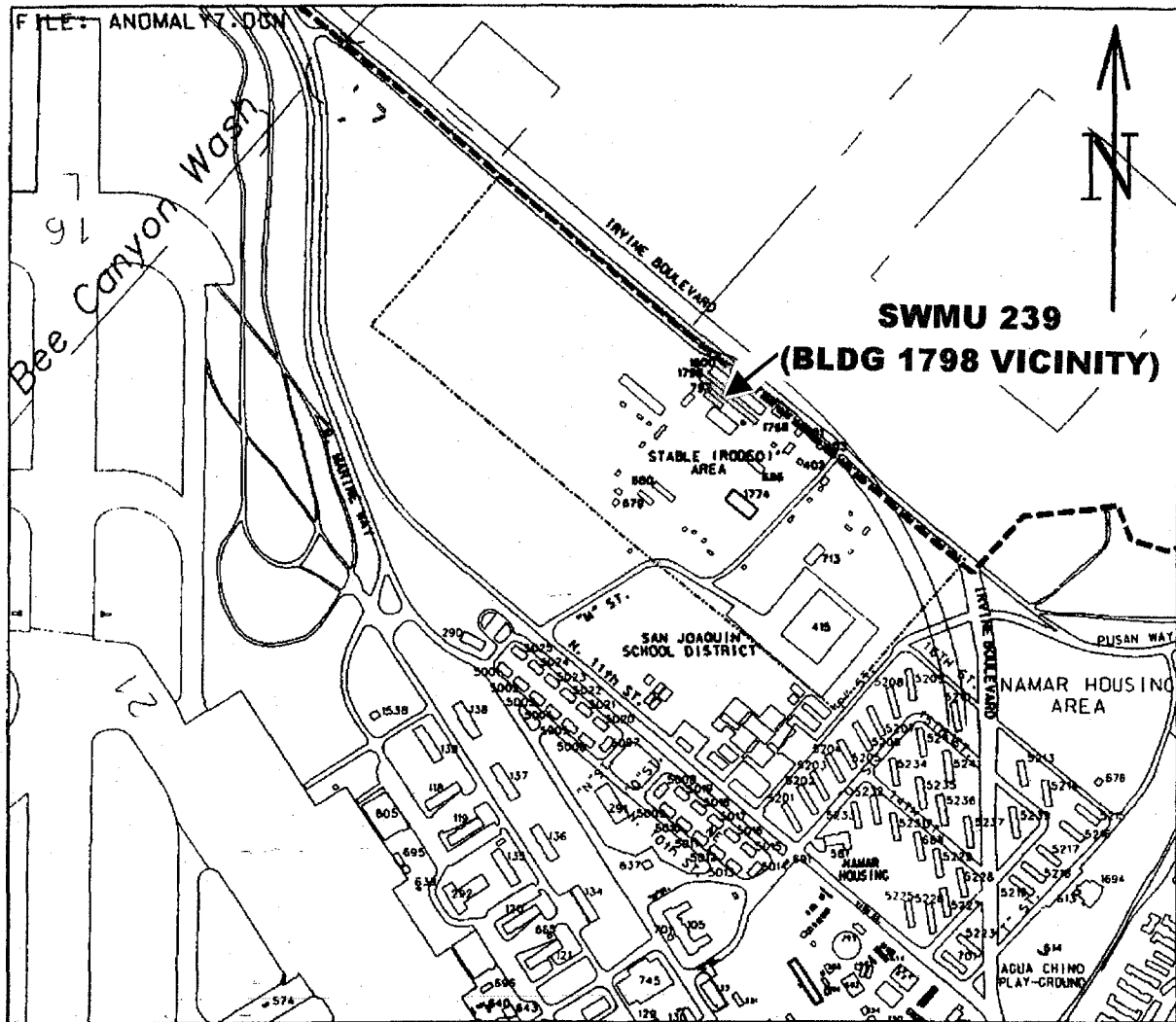


Figure 1.

SOLID WASTE MANAGEMENT UNIT (SWMU)
NUMBER 239

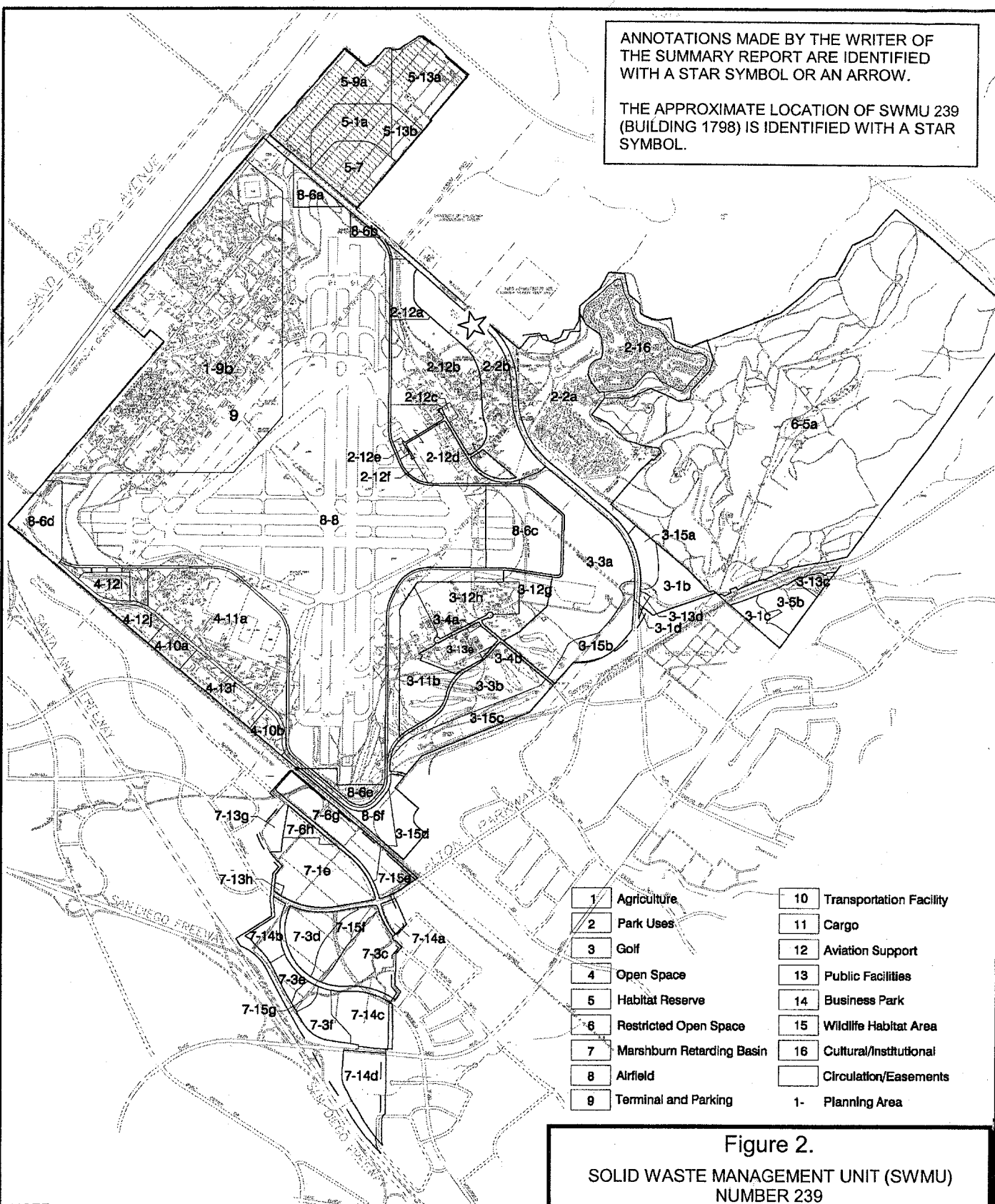
VICINITY MAP

MARINE CORPS AIR STATION, EL TORO

18292602.dwg

5/18/00 11:17 AM

Jane Witzel-Yanez, Witzel-Yanez Design



NOTE:
PARCEL IDENTIFIERS ARE PROVIDED FOR THE PURPOSE
OF ILLUSTRATION AND ARE SUBJECT TO FINAL DESIGN
AND PHASING.

Source of Reuse Information: County of Orange (1999)

Figure 2.
SOLID WASTE MANAGEMENT UNIT (SWMU)
NUMBER 239

TENTATIVE REUSE PARCEL LOCATIONS

MARINE CORPS AIR STATION, EL TORO

Appendix

Site Photographs and Other Documentation

Site Photographs

Extracts from RFA Documentation

1989 Regional Water Quality Control Board letter

Extracts from historical hazardous waste management documents

Extracts from MCAS El Toro Property Records, Building Guides, Business Plan Extract, and Historical Facility Maps

No Further Action Decision Documents for Nearby Locations of Concern with List of Stable Area Anomalies

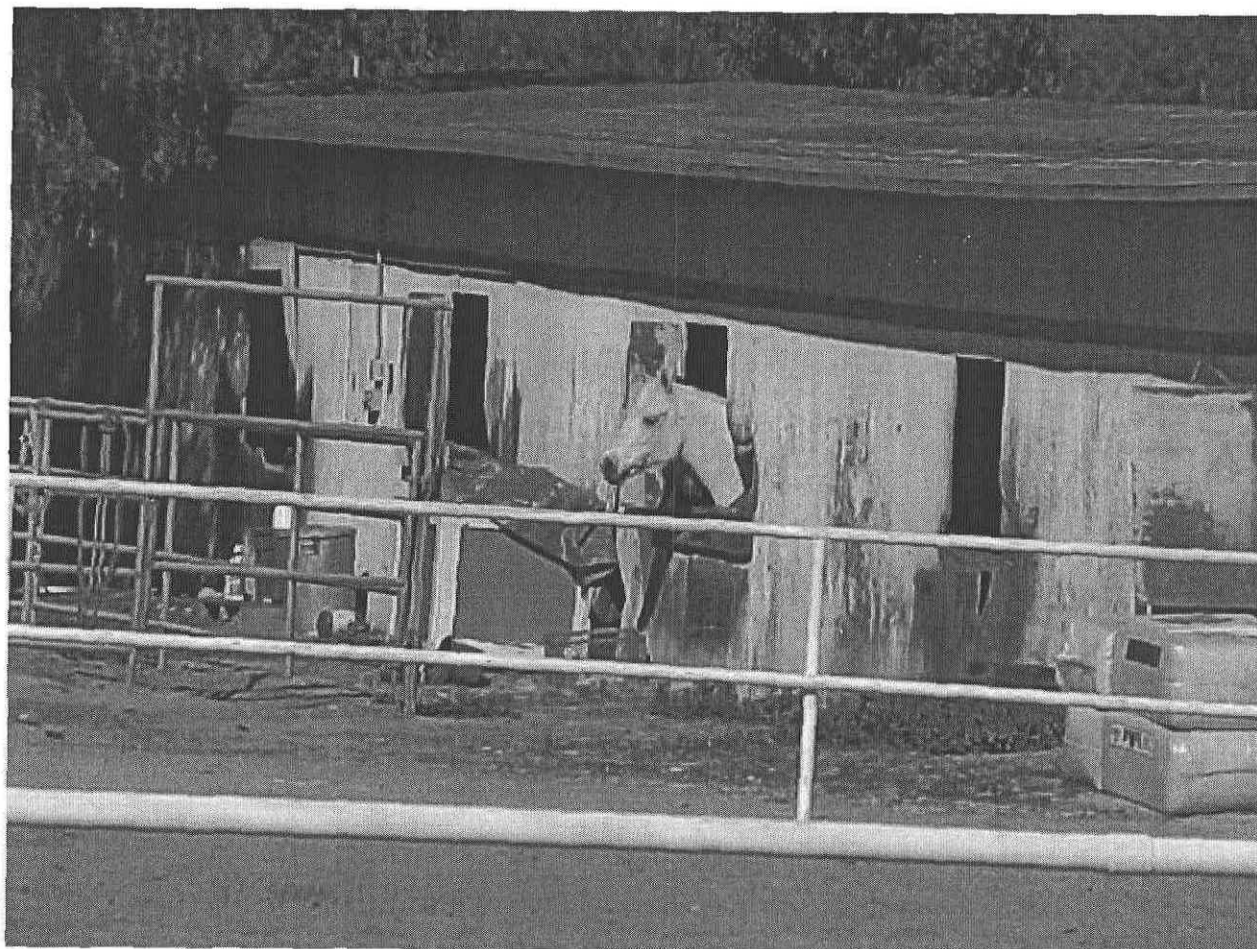
**Photograph 1. Phantom Drum Storage Area at Building 1798
Solid Waste Management Unit (SWMU) 239**

Marine Corps Air Station, El Toro
Date of Photograph: 25 January 2002



**Photograph 2. Phantom Drum Storage Area at Building 1798
Solid Waste Management Unit (SWMU) 239**

Marine Corps Air Station, El Toro
Date of Photograph: 25 January 2002



Photograph 3. Vicinity of Building 1798
Phantom Drum Storage Area
Solid Waste Management Unit (SWMU) 239
Marine Corps Air Station, El Toro

Date of Aerial Photograph: 1994



Vicinity of Building
1798

MARINE CORPS AIR STATION EL TORO
EL TORO, CALIFORNIA
INSTALLATION RESTORATION PROGRAM
FINAL RESOURCE CONSERVATION
AND RECOVERY ACT (RCRA)
FACILITY ASSESSMENT REPORT

VOLUME I

16 July 1993

EXTRACTS

PREPARED BY:
Southwest Division, Naval Facilities
Engineering Command
1220 Pacific Highway
San Diego, California 92132-5190

THROUGH:
CONTRACT #N68711-89-D-9296
CTO #193
DOCUMENT CONTROL NO:
CLE-C01-01F193-S2-0001

WITH:
Jacobs Engineering Group Inc.
3655 Nobel Drive, Suite 200
San Diego, California 92122

In association with:
International Technology Corporation
CH2M HILL

**Evaluation Form
SWMU/Area of Concern
Number 239**

Name: Drum Storage Area

Location: Building 1798

Size: Unknown

Date of Site Visit: 08 May 1991

In a letter from the RWQCB to Lt. Rehor dated 23 June 1989, a DSA was identified near Building 1798. Building 1798 is presently a horse stable house with 20 stables. The ground around Building 1798 is unpaved soil. The area in proximity to the building was inspected, and no evidence of a former DSA was observed.

TABLE 4-1
 COMPREHENSIVE LIST OF SWMUs AND AREAS OF CONCERN
 IDENTIFIED DURING THE PRELIMINARY REVIEW/VISUAL SITE INSPECTION
 MCAS EL TORO RFA

SWMU	SMWU TYPE	SOURCE (1)	LOCATION/BUILDING	COMMENTS	DATE	SIZE	MATERIAL	CONTENTS
211	Oil/Water Separator	f	763	Active	1982	100 gal	Steel	
212	Underground Storage Tank	f	763	Active	1982	185 gal	Steel	Waste Oil
213	Vehicle Wash Rack	a	764					
214	Underground Storage Tank	f	764	Active	1982	185 gal	Steel	
215	Oil/Water Separator	f	764	Active	1982	100 gal	Steel	Waste Oil
216	Vehicle Wash Rack	a	765					
217	Underground Storage Tank	f	765	Active	1982	185 gal	Steel	
218	Oil/Water Separator	f	765	Active	1982	100 gal	Steel	Waste Oil
219	Vehicle Wash Rack	a	766					
220	Oil/Water Separator	f	766	Active	1982	100 gal	Steel	
221	Underground Storage Tank	f	766	Active	1982	185 gal	Steel	Waste Oil
222	Hazardous Waste Storage Area	d	769	Former permitted Haz Waste collection facility				
223	Hazardous Waste Storage Area	d	770	Former permitted Haz Waste collection facility				
224	Hazardous Waste Storage Area	d	771	Former permitted Haz Waste collection facility				
225	Hazardous Waste Storage Area	d	772	Former permitted Haz Waste collection facility				
226	Hazardous Waste Storage Area	d	778	Former permitted Haz Waste collection facility				
227	Hazardous Waste Storage Area	d	779	Former permitted Haz Waste collection facility				
228	Underground Storage Tank	f	779	Active	1988	1,000 gal	Fiberglass-Coated Steel	Fuel Slop
229	Hazardous Waste Storage Area	Active	800					
230	Underground Storage Tank	f	800	Active	1984	1,000 gal	Fiberglass	Waste Oil
231	Underground Storage Tank	f	800	Active	1984	1,000 gal	Fiberglass	Waste Oil
232	Underground Storage Tank	Active	800	Active	1984	1,500 gal	Concrete	
233	Oil/Water Separator	f	817					
234	Hazardous Waste Storage Area	Active	856					
235	Drum Storage Area	c	1519	Possible Duplicate of SWMU/AOC 27		300 sq ft		
236	Drum Storage Area	b	1663	R/FS Site				
237	Drum Storage Area (2)	b	1700					
238	Drum Storage Area (2)	b	1727					
239	Drum Storage Area (2)	a	1798					
240	Drum Storage Area (2)	k	155					

TABLE 4-1
COMPREHENSIVE LIST OF SWMUs AND AREAS OF CONCERN
IDENTIFIED DURING THE PRELIMINARY REVIEW/VISUAL SITE INSPECTION
MCAS EL TORO RFA

SWMU	SWMU TYPE	SOURCE (1)	LOCATION/BUILDING	COMMENTS	DATE	SIZE	MATERIAL	CONTENTS
301	Mark Arrest System	m	East side of Runway 34R					
302	Mark Arrest System	m	West side of Runway 34R					
303	Underground Storage Tank	m	359					
304	Trenches inside Building 359	m	359					
305	Septic Tank	l	601			2,000 gal	Concrete	Sanitary Waste
306	Septic Tank	l	687			2,000 gal	Concrete	Sanitary Waste
307	Septic Tank	l	819		1986	2,200 gal	Concrete	Sanitary Waste

NOTES:**(1) SOURCE:**

Current - Based on site visits Jan-Feb 1991

Past - Based on agency records review and miscellaneous records for MCAS El Toro as identified below:

- a - Regional Water Quality Control Board, letter to Lt. Rehor (June 23, 1989)
- b - SPCC map (no date)
- c - Department of Health Services, 1980 Photographs
- d - EPA, Region IX, Compliance Inspection Report, May 1987
- e - interview
- f - UST list EG & G Idaho, Inc., November 1990
- g - Department of Conservation, California Division of Oil and Gas, Long Beach
- j - Per MCAS El Toro List of Oil/Water Separators
- k - Observed during VSI
- l - Other
- m - Per Navy direction (added during SV)

(2) SWMU/AOC was not able to be accurately located and/or identified from the records review information and the site visits.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
INDIANA AVENUE, SUITE 200
SANTA ANA, CALIFORNIA 92506
PHONE: (714) 782-4130

ML0050.001130



DUPLICATE

June 23, 1989

LTJG Michael Rehor, Environmental Director
MCAS El Toro (Code 1JG)
Santa Ana, CA 92709-5001

MCAS EL TORO - SITE INSPECTION PLAN OF ACTION

Dear LTJG Rehor:

As we discussed in our May 30, 1989 meeting, we are hereby transmitting our recommendations for additional sites at the El Toro Marine Corps Air Station (MCAS) which we believe should be included in the Site Inspection Plan of Action.

Although the Installation Restoration (IRP) program is intended to address only past facility operations, we believe that some currently operating facilities should be included in the IRP program. Past and current chemical use and disposal practices at these sites may have allowed contaminants to be discharged where they could impact water quality. We believe that it is appropriate to include these sites in the present phase of investigation. The sites listed are areas where trichloroethylene (TCE) is either known or suspected to have been used. Chemical use and disposal practices, documented in the November 1987 Oil and Hazardous Substance Spill Prevention Control and Countermeasure (SPCC) plan, strongly suggest that there are areas on the base where TCE was routinely discharged to bare ground and unlined channels.

Although some of these areas are located near sites that have already been selected for investigation, we believe that the sites require individual investigation to adequately evaluate the threat to water quality from past chemical use practices. In some cases adequate coverage may be provided by expanding the specific site investigations. However, in most cases separate site investigations will be necessary. Investigation of these sites should focus on potential discharge areas and any adjacent drainage channels. The following sites should be given highest priority:

1. Building 359 - corrosion control facility, which housed 2 TCE degreasers.
2. Three engine test cells - the SPCC plan documents oily discharges from two of these test cells, located in buildings 658 and 447, that eventually entered storm drains. The location of the third test cell is not indicated.

June 23, 1989

3. Six drum storage areas - The SPCC plan depicts numerous drum storage areas on bare ground. The plan documents solvent storage in the following areas:

- A. Northeast of building 392
- B. Southeast of building 602
- C. Between buildings 454 and 456
- D. Northeast of building 320
- E. Northeast of building 317
- F. East of building 359

4. Hazardous and flammable materials storehouses 320 and 357.

5. Oil/water separators at Bee Canyon Wash and Agua Chinon Wash.

In addition, the SPCC plan identifies 23 wash areas including seven aircraft wash facilities. Each of these wash areas should be evaluated to determine whether solvents were used. If solvents were used at any wash area, that area should be included in the investigation.

Please submit a proposed sampling program for the sites discussed above in the form of an amendment to the Site Inspection Plan of Action. If you should have any questions, please call me or Steven Overman of our Pollutant Investigation Section.

Sincerely,

Kurt V. Berchtold
Kurt V. Berchtold
Supervising Engineer

cc: OCWD - Jim Reilly

TDP/mcaset2

Extracts from historical hazardous waste management documents

Final

Marine Corps Air Station El Toro
Hazardous Material/Hazardous Waste
Management Plan

August 1994

EXTRACTS

ANNOTATIONS MADE BY THE WRITER OF
THE SUMMARY REPORT ARE IDENTIFIED
WITH A STAR SYMBOL OR AN ARROW.



Prepared for:

Southwest Division Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, CA 92132-5190

Prepared by:

Science Applications International Corporation
Engineering Sciences Division
10260 Campus Point Drive
San Diego, CA 92121

Contract No. N68711-92-D-4658
Delivery Order No. 0004

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.



The HM/HWMP does not identify Building 1798.

Hazardous Waste Accumulation Point Summary		
Unit	Bldg #	Coordinates
Aero Club	10	R5
Armory	744	O2
Auto Hobby Shop	626	M3
CSSD-14	388	U8
Environmental Above Ground Storage Tank	n/a	U6
FMD Shops, Bldg 1601	370	T6
Fuels Division	314	U9
H&HS 38	22	R4
MACG-38 MWCS 38	HGR 5	R4
MAG-46	51	Q4
MAG-46 Fixed Wing	296	T9
MAG-46 Helo Mals-46	295	S8
MALS-11 Air Frames	130	M9
MALS-11 Avionics	856	Q12
MALS-11 Cryogenics (ALSS)	636	R12
MALS-11 GSE North	392	M9
MALS-11 Ordnance	673	P12
MALS-11 Power Plant	658	N10
MALS-11 Power Plant	634	N9
MALS-11 Supply	441	P12
Maytag Aircraft Corp	779	N10
MOD Team	115	N9
Motor Pool (G-4), Bldg 770	386	T7
MWHS-3	7	Q5
MWR Auto #1	651	O2
MWR Golf Course	390	P13
MWSS-Utilities	31	S4
MWSS-373 HQ	800	U10
MWSS-373 Refuelers	671	U9
SOMS HQ	289	N5
SOMS Maintenance	HGR 2	O4
SOMS Recovery		
Supply	320	U7
VMFA (AW)-121	462	R11
VMFA (AW) 225	698	N9
VMFA (AW)-242	461	R11
VMFAT-101	371	Q10
VMFA-323	606	N8
VMGR-352	297	T8
VFMA-314	605	N7



HAZARDOUS WASTE ACCUMULATION POINT



ONE YEAR PERMITTED HAZARDOUS WASTE
STORAGE AREA

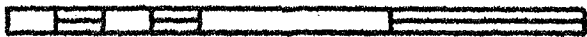
MCAS El Toro
Santa Ana, California

HAZARDOUS WASTE ACCUMULATION POINTS AND HAZARDOUS MATERIAL STORAGE LOCATIONS

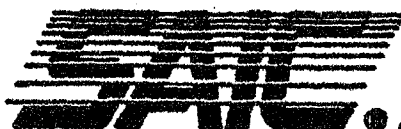
NOVEMBER 5, 1993



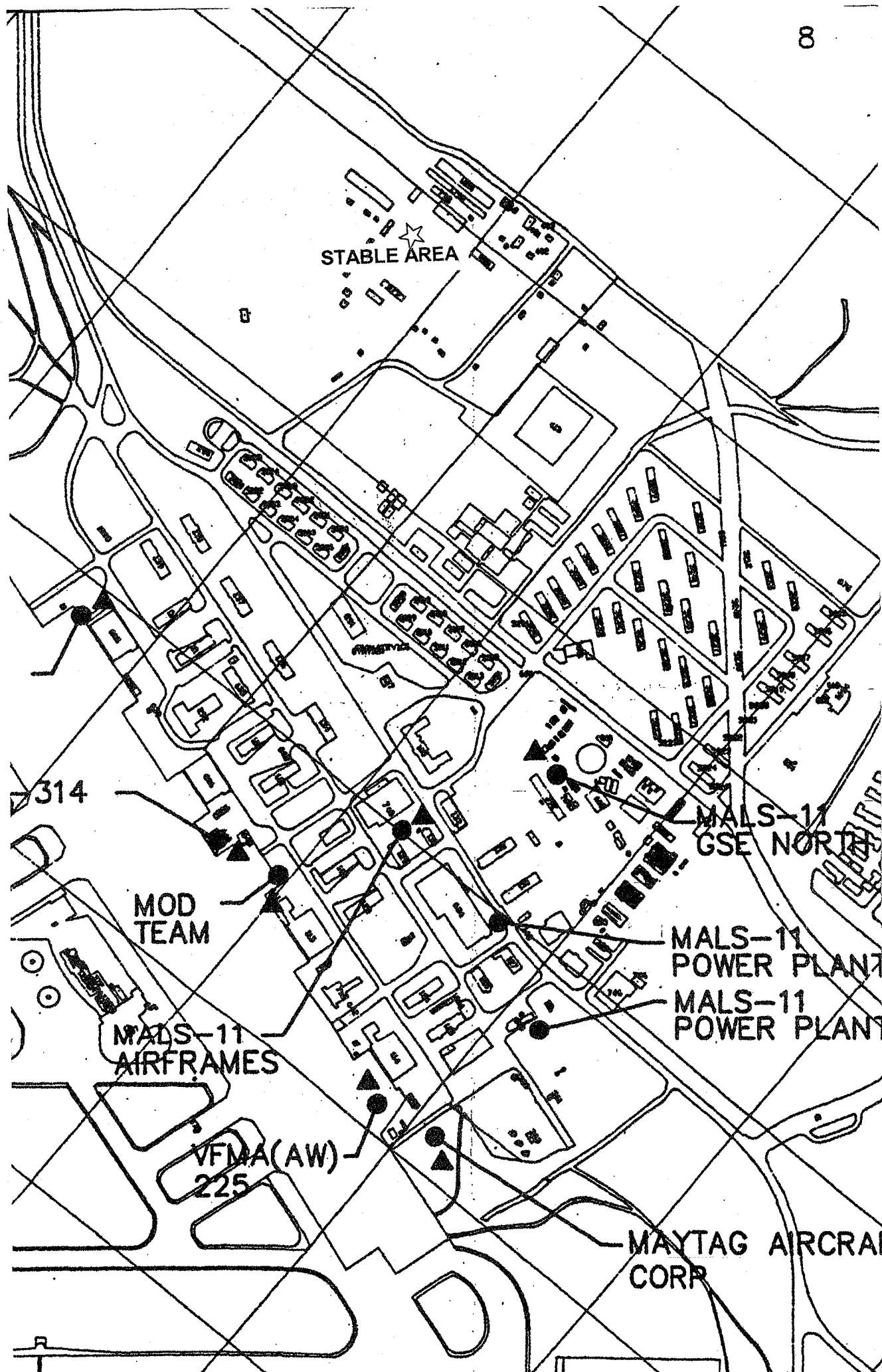
500' 250' 0 500' 1000'



1" = 500'



Science Applications
International Corporation
● An Employee-Owned Company



EXTRACTS

**STORM WATER POLLUTION PREVENTION PLAN
(SWPPP)**

Annotations made by the writer of the Summary
Report are identified with a star symbol or an
arrow.

FOR

**MARINE CORPS AIR STATION EL TORO
EL TORO, CALIFORNIA**

**CONTRACT NO. N68711-96-D-2059
DELIVERY ORDER NO. 0002**

VOLUME 1

JULY, 1997

INTEGRATED ENVIRONMENTAL MANAGEMENT, INC.

5.12 DRAINAGE BASIN 12

This drainage basin comprises the flight line in Areas 7 and 12. It has an area of about 22 acres. There are no buildings of concern in this drainage section. A more detailed discussion is provided in Section 5.38, Flight Line.

5.13 DRAINAGE BASIN 13

This drainage basin comprises some of the buildings in Areas 7 and 8. It has an area of about 56 acres.

5.13.1 Buildings of Limited Concern

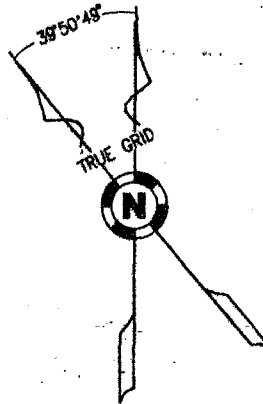
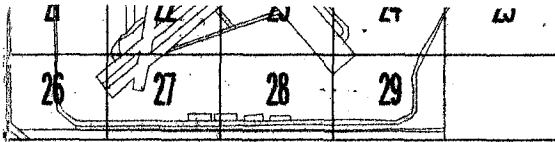
The following buildings do not use, handle, transport, or store significant quantities of industrial materials nor do they generate significant amounts of liquid or solid industrial pollutants, and they do not appear to be of concern to the quality of storm water discharges:

TABLE 5-14 BASIN 13 BUILDINGS OF LIMITED CONCERN		
BLDG #	DESCRIPTION	TENANT
402	Stables Toilet	MWR
679	Stables Haybarn	MWR-Rec
680	Recreation Pavilion	MWR-Rec
686	Riding Stable, Tack Locker	MWR-Rec
792	Stables Barn	MWR-Rec
828	Stables Equipment Building	MWR-Rec
881	Horse Stables	MWR-Rec
882	Rental Office (Stables)	MWR-Rec

TABLE 5-14 BASIN 13 BUILDINGS OF LIMITED CONCERN		
BLDG #	DESCRIPTION	TENANT
885	Sun Shade at Station Stables	MWR-Rec
1719	Applied Instruction Building	MWHS-3
1774*	Rodeo Arena	MWR-Rec
1787*	Aviation Armament	MALS-11
1789*	Haz/Flam Materials Storehouse	NBC
1791*	Aviation Armament	MALS-11
1809	Sentry House	FREST/VMFAT-101

These buildings include mainly the rodeo arena and stables, and are not considered industrial. ←

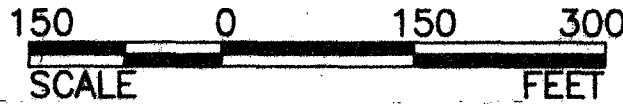
- * Buildings with an asterisk indicate facilities which were not involved in any industrial activities or did not store any hazardous materials at the time of our field observations. However, these facilities appear to have been involved in activities of potential concern in the past. If activities of concern resume in the future, site specific BMPs should be adopted. These facilities/activities should be reviewed on an annual basis in order to update this plan as necessary.



KEY PLAN

SCALE: NONE

1"=150'-0"



SS THAN 22X34 IT IS A REDUCED PRINT SCALE ACCORDINGLY

IEM
ENVIRONMENTAL MANAGEMENT, INC.

• TUSTIN, CALIFORNIA 92680

(714) 731-5977 • (714) 731-5978

DEPARTMENT OF THE NAVY		NAVAL FACILITIES ENGINEERING COMMAND	
EL TORO		CALIFORNIA	
MARINE CORPS AIR STATION		EL TORO, CA.	
"MCAS" EL TORO			
AREA 8 - STORM DRAINS			
SIZE	CODE IDENT. NO.	NAVFAC. DRAWING NO.	
D			
		CONT. CONTR. NO.	XXXXX
SCALE		SPEC.	SHEET OF

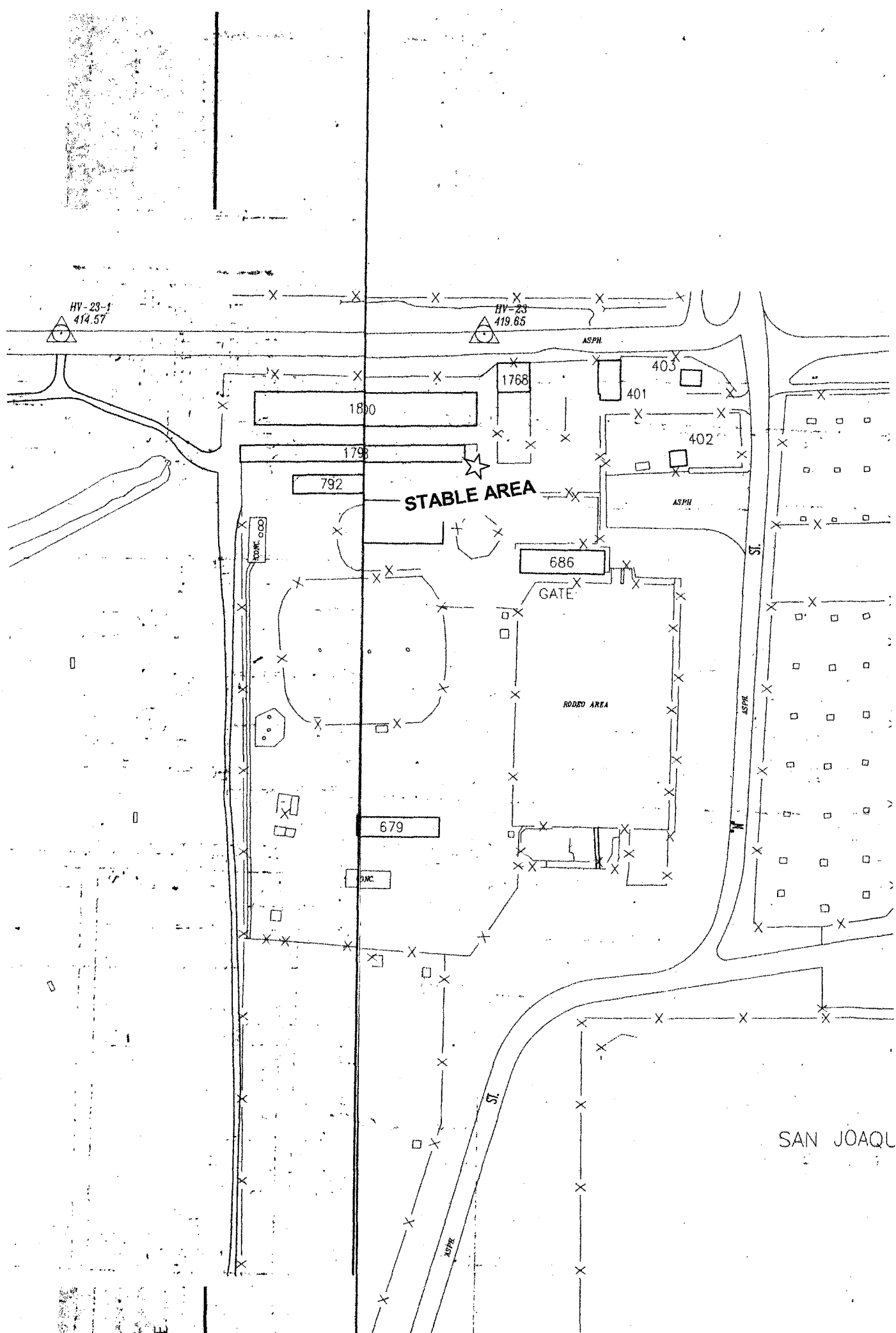


TABLE 5-39
MCAS EL TORO
SPILL HISTORY

Date	Incident No.	Description
September 1, 1994	N/A	Approximately 1 gallon of hydrochloric acid and another gallon of chlorine spilled when their lines ruptured. Pumping through the line was stopped immediately and the spill was cleaned up with sodium bicarbonate. Spill contained to the flightline.
August 12, 1994	N/A	A small amount of paint stripper (methylene chloride) from a 5 gallon can spilled when the can overheated and blew its cap. The small amount evaporated before cleanup could occur.
July 14, 1994	249777	Approximately 25 gallons of transformer oil, possibly containing more than 55 ppm PCBs, spilled when the personnel handling the transformer overturned it. The initial responders laid down absorbent socks, mats pads and Lite-Dri absorbent around the spill and on the liquid. Workers then removed and drummed soil from the spill area as hazardous waste. Cleanup began immediately on 14 July 94 and was completed 15 July 94. Additional hazardous waste included the absorbent materials, personal protective gear rags and mops used to cleanup the spill.
April 26, 1994	N/A	Approximately 100 gallons of JP-5 fuel spilled when an aircraft vented its tanks. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.
March 8, 1994	N/A	Approximately 20 gallons of JP-5 fuel spilled when an aircraft was refueling. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.
May 11, 1993	318	Caustic soap leaked from a container behind Bldg. 317.
March 1, 1993	146	Approximately one quart of methyl ethyl ketone spilled to the ground at Bldg. 306.
September 9, 1992	873	Unknown quantity of fumigant released into the soil at Strawberry Field.
August 16, 1992	788	Fire occurred at Bldg. 751 with a van containing Hg, Li, Cd, and Pb-acid batteries. This caused a chemical release into the atmosphere.

TABLE 5-39
MCAS EL TORO
SPILL HISTORY

Date	Incident No.	Description
November 28, 1995	N/A	Approximately 2 quarts of hydraulic fluid were lost on the roadway and shoulder when a forklift's hydraulic line was inadvertently punctured. A drip pan was placed under the leaking line to contain the leak and contaminated soil was removed and drummed as hazardous waste.
September 18, 1995	N/A	A one gallon container of liquid scale dissolver spilled when it was dropped by warehouse personnel. The spill was diked and absorbed with ash. Spill contained to the warehouse floor.
September 12, 1995	N/A	Three quarts of hydraulic fluid spilled onto the concrete warehouse floor when a forklift's fork punctured the stored material during issuance. Spill cleaned up with speedy dry absorbent. Spill contained to the warehouse floor.
July 21, 1995	N/A	Approximately 80 gallons of JP-5 fuel spilled when a fuel truck attempted to fuel an aircraft with an open fuel cell. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.
July 20, 1995	N/A	Approximately 10 gallons of JP-5 fuel spilled when an aircraft vented it's tanks. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.
June 29, 1995	N/A	Approximately 70 gallons of JP-5 fuel spilled from an aircraft fuel tank with a dysfunctional valve. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.
November 1, 1994	N/A	Approximately 400 gallons of JP-5 fuel leaked from an F/A-18 aircraft. Three hundred gallons were recovered and 100 gallons were cleaned up with speedy dry absorbent. Spill contained to the flightline.
November 1, 1994	N/A	Approximately 250 gallons of JP-5 fuel leaked from an F/A-18 aircraft. Spill cleaned up with speedy dry absorbent. Spill contained to the flightline.

TABLE 5-39
MCAS EL TORO
SPILL HISTORY

Date	Incident No.	Description
June 1, 1992	560	Approximately 3,950 gallons of JP-5 spilled from a refueler. Fuel was contained and did not enter storm drains.
May 28, 1992	552	JP-5 smell coming from storm drain at Bldg. 368. Flow from drain diverted to oil/water separators.
March 5, 1992	228	Three quarts of Hg spilled at Bldg. 297. The spill was contained.
March 5, 1992	223	Tractor trailer spilled 15-20 gallons of diesel fuel into sanitary sewer. Sewer system was diked and covered.
February 5, 1992	121	One gallon of transformer oil containing PCBs spilled at Bldg. 439. The spill was contained.
January 17, 1992	053	Approximately 100 gallons of antifreeze spilled into ditch and then to Agua Chinon.
December 18, 1991	1092	Lithium battery exploded at Bldg. 17. The debris was contained with some off-gassing.
November 19, 1991	997	Approximately 10 Lithium Batteries leaking and off-gassing at Bldg. 673T3.
September 16, 1991	754	Contaminated oil spilled into sewer at Bldg 295.
July 12, 1991	580	Paint stripper spilled into ditch near Bldg. 800. The spill was diverted to oil/water separator.
May 23, 1991	453	Unknown white substance found at Officer's Club crystal room.

A reference to a major spill is contained in the May 1990 SPCCP written for the MCAS. The SPCC states that "one major unauthorized release has occurred in the last two years. In August 1988, a 108,000 gallon JP-5 storage tank pipe was reported to have leaked causing soil and ground water contamination. The leak was reportedly repaired in early 1990."

ADDITIONAL SITES NEEDING INVESTIGATION

Tom D. Peltier

Test Cells 658 and 447

DUPLICATE

M60050.000776
MCAS El Toro

Bldg. 626	Wash Rack
Bldg. 392	Wash Rack and Drum Storage Area
Bldg. 127	Wash Rack
Bldg. 673	Wash Rack and Drum Storage
Bldg. 390	Wash Rack
Bldg. 386	Steam Cleaning Area
Bldg. 298	Maintenance Shop
Bldg. 388	Wash Rack
Hanger 605	Aircraft Wash Area
Hanger 606	Aircraft Wash Area
Hanger 114	Aircraft Wash Area
Hanger 463	Aircraft Wash Area
Hanger 461	Aircraft Wash Area
Hanger 297	Aircraft Wash Area and Drum Storage
Bldg. 320	Trichloroethylene Drum Storage
Bldg. 357	Drum Storage
Bldg. 454/456	Drum Storage
Bldg. 317	Drum Storage
Bldg. 534	Drum Storage
Bldg. 655	Drum Storage
Bldg. 359	Drum Storage
Bldg. 130	Drum Storage
Bldg. 602	Drum Storage
Salvage Yard	Drum Storage

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.



The 1989 list identifies Building 1789 which may have been transcribed as Building 1798.

Building 1789 was located within the former NBC Facility, and Building 1789 is being managed under the Historical Radiological Assessment/Radiological Survey program.

TITLE: ADDITIONAL SITES NEEDING INVESTIGATION, POTENTIAL AREAS OF CONTAMINATION

AUTHOR: TOM D. PELTIER/?

DATE: 4/17/89

CATEGORY: 1.2

OTHER POTENTIAL AREAS OF CONTAMINATION

Mag. 13	Paint Sheds
Auto Hobby Shop	Leaking waste Oil Tank
Bldg. 103	Paint Shed
Heavy Equipment	Vehicle Wash Area
Empty or Destroyed Buildings 143, 343, and 1789	
Combat Ready Vehicle Storage and Wash Area	
Bldgs. 359 & 651	Wash Areas
Bldg. 262	Wash Rack
Exchange Car Wash	

CLF-061-12-0000
M60050.000899
MCAS El Toro

DUPLICATE

Environmental Quality Division
Naval Facilities Engineering Command
Alexandria, Virginia

EXTRACTS

Hazardous Materials/Hazardous Waste Engineering Study

February 1984

Hazardous Materials/Wastes Generation
Survey, Hazard Analysis and Storage
Facility Design Recommendations
Marine Corps Air Station
El Toro, California

TITLE: HAZARDOUS MATERIALS/HAZARDOUS
WASTE ENGINEERING STUDY

AUTHOR: ROY F. WESTON, INC.

DATE: 02/01/84

CATEGORY: 1.2



Table 2.5

Aggregate Annual Hazardous Waste Generation Rates
DPDO El Toro

Waste Stream	Annual Volume Generated (gal)	Container Type	Potential Hazard ¹
Paint remover	170	5 gallon can	Corrosive
Nitric acid	1,470	6.5 gallon container	Corrosive
Sulfuric acid electrolyte	200	5 gallon drum	Corrosive
Potassium hydroxide	210	6 quart bottle	Corrosive
Miscellaneous corrosives	640	---	Corrosive
Sodium silicate solution	750	5 gallon can	Toxic
Cleaning compound	1,940	55 gallon drum	Toxic
Miscellaneous toxics	1,520	---	Toxic
Lacquer	2,620	5, 1 gallon can 1 quart, 1 pint can	Ignitable (IA)
Primer coating	420	1 gallon can 2 pint can	Ignitable (IA)
Polyurethane coating	410	2 gallon, 2 quart, 2 pint can	Ignitable (IA)
Miscellaneous ignitables (IA)	410	---	Ignitable (IA)
Fuel	8	1 pint can	Ignitable (IB)
Naptha alphamatic	210	5 gallon can	Ignitable (IC)

Table 2.5
(continued)

Waste Stream	Annual Volume Generated (gal)	Container Type	Potential Hazard ¹
Miscellaneous ignitables (III)	9,590	---	Ignitable (III)
Corrosion preventative compound	11,200	1 pint can 5 gallon can	Oxidizer
Miscellaneous oxidizers	870	---	Oxidizer

¹Industrial wastes have been included in this list. Since they have not been tested, a conservative RCRA hazard category has been assigned.

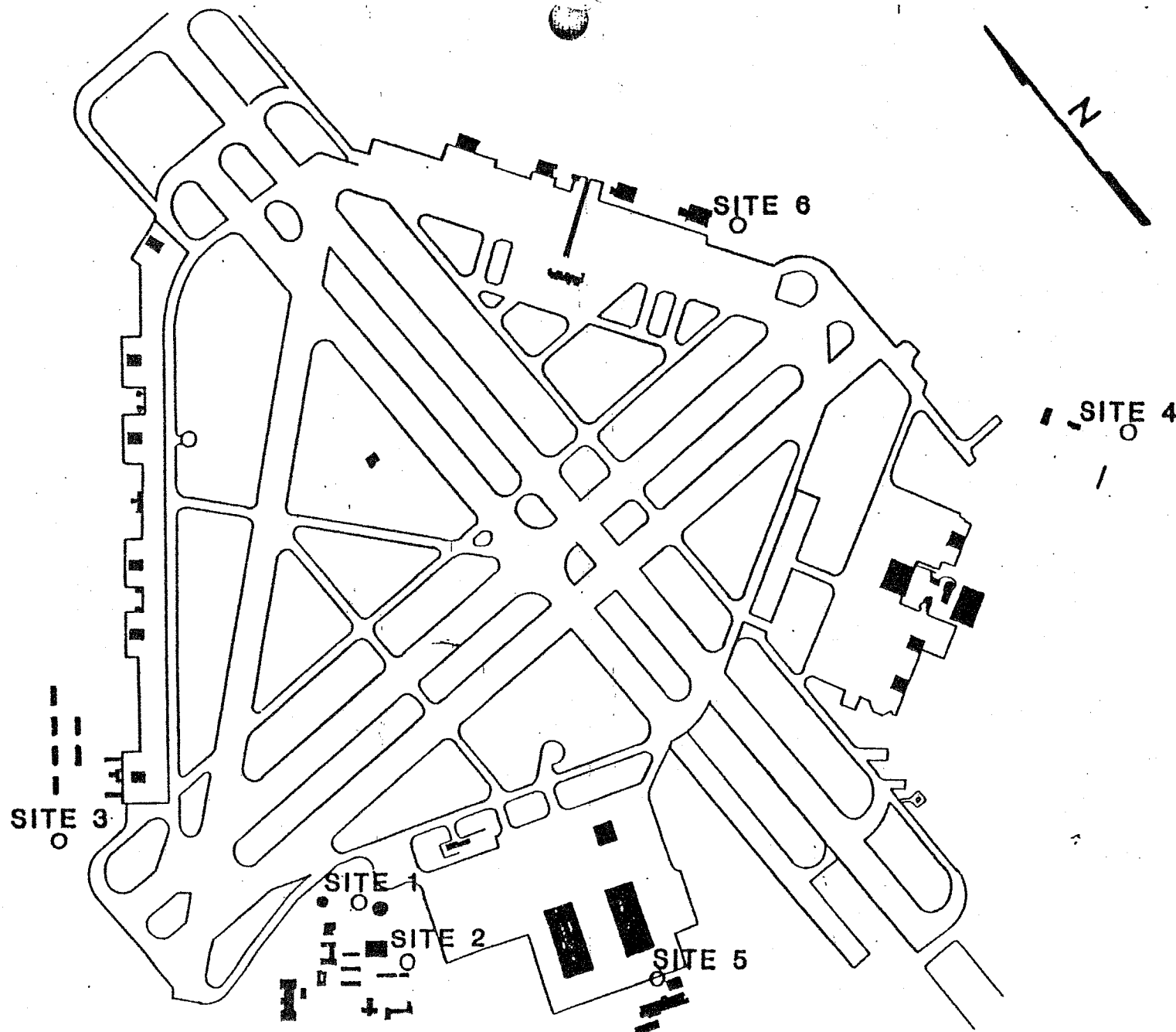
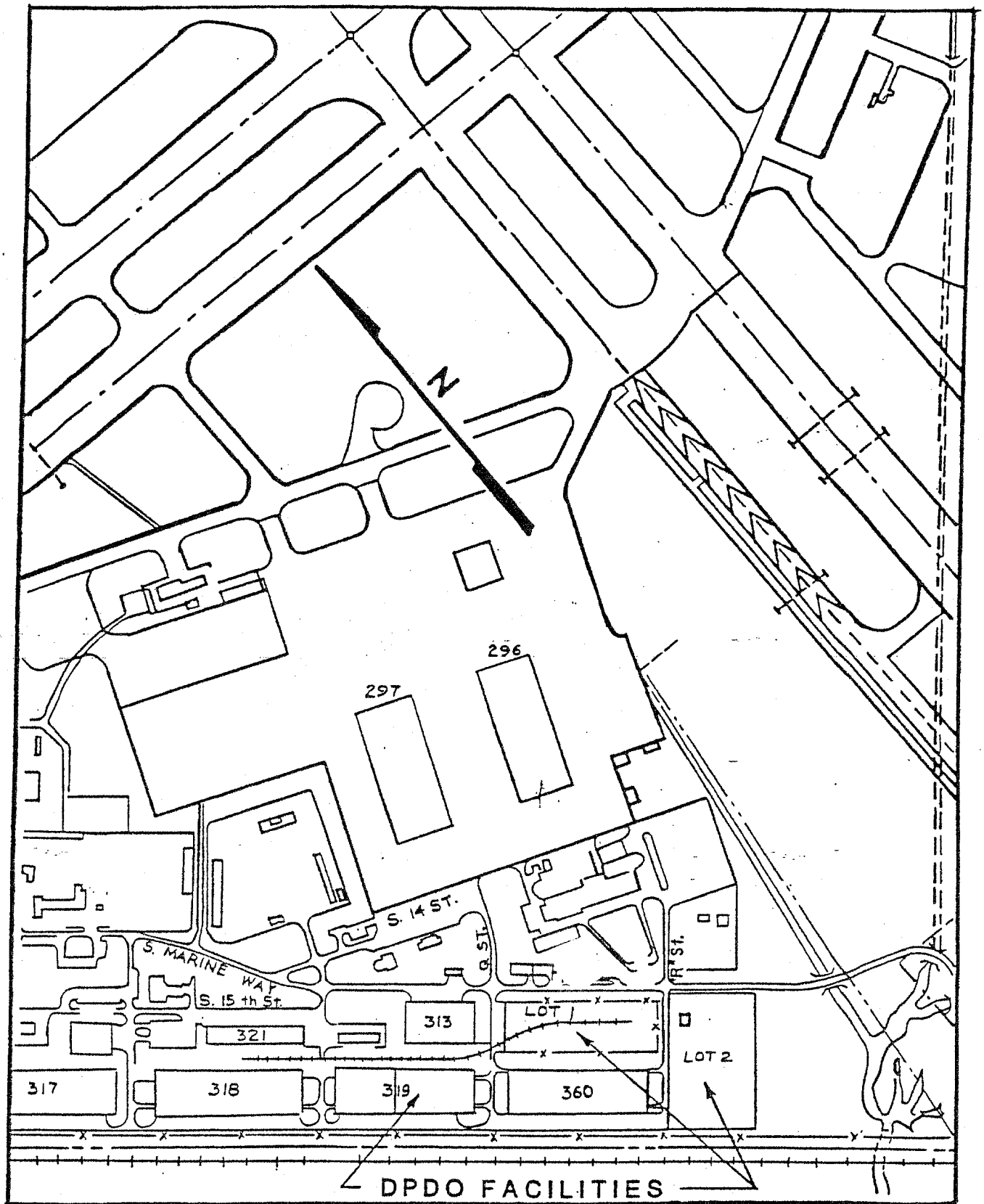
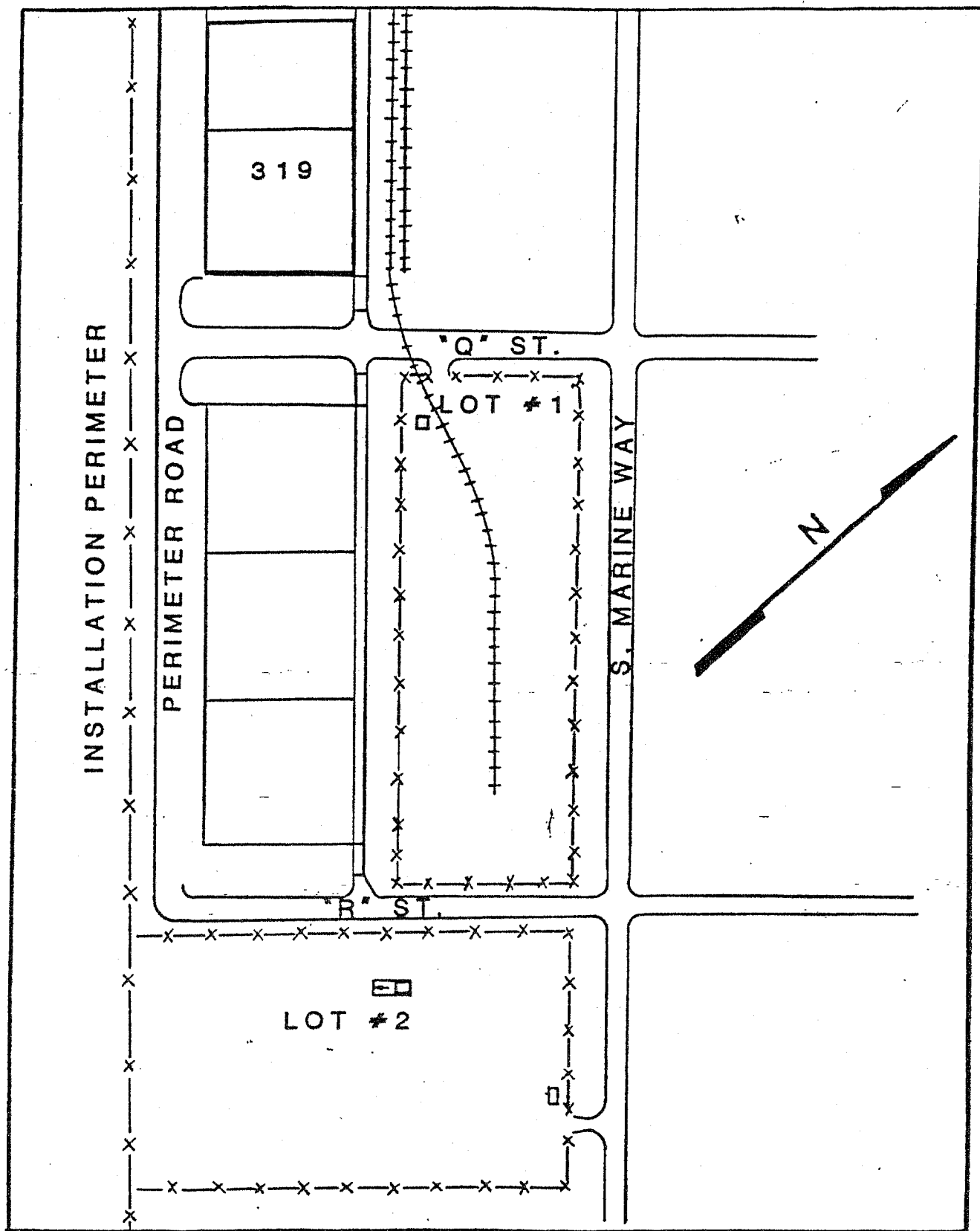


FIGURE E-1
EL TORO MCAS
HW STORAGE AREAS



SCALE: 1" = 600'

FIGURE E-2
DPDO LOCATION SITE PLAN
EL TORO MCAS



SCALE: 1" = 200'

FIGURE E-3
EXISTING DPDO STORAGE FACILITIES
EL TORO MCAS

M60050.000808

MCAS El Toro

M60050.000808

DUPLICATE

TITLE: OIL & HAZARDOUS SUBSTANCE SPILL
PREVENTION, CONTROL &
COUNTERMEASURE FIELD SURVEY
REPORT & SPCC PLAN

AUTHOR: SCS ENGINEERS

DATE: 11/01/79

CATEGORY: 1.2

EXTRACTS

Annotations made by the writer of the Summary
Report are identified with a star symbol or an
arrow.



The SCS document does not identify
Building 1798.



SCS ENGINEERS

STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.

OIL AND HAZARDOUS SUBSTANCE
SPILL PREVENTION, CONTROL,
AND COUNTERMEASURE
FIELD SURVEY REPORT AND SPCC PLAN
FOR THE
MARINE CORPS AIR STATION
EL TORO, CALIFORNIA

Prepared for

DEPARTMENT OF THE NAVY
WESTERN DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
SAN DIEGO, CALIFORNIA 92132

Prepared by

SCS ENGINEERS
4014 Long Beach Boulevard
Long Beach, California 90807
(213) 426-9544

CONTRACT NO. N62474-78-C-0776

NOVEMBER 1979

Table 2. Hazardous Wastes Generated at El Toro Marine Base Activities

<u>Activity</u>	<u>Hazardous Wastes*</u>	<u>ROM Quantity</u>
Auto vehicle maintenance shops	2, 3, 4	20,000 gal/yr
Aircraft maintenance hangers	2, 3, 4	15,000 gal/yr
Equipment and other maintenance areas	1, 2, 3, 4, 5, 10	2,000 gal/yr 100 batteries/yr
Painting and corrosion control	2, 5	3,000 gal/yr
Public Works (pest and weed control)	6	200 containers/yr
Aircraft defueling operations	9	200,000-2,000,000 gal/yr
Oil/water separator and sump maintenance	11	50,000 gal/yr
Station sick bay	7	Unknown
Miscellaneous aircraft-related activities	8	Unknown

*Hazardous Waste Categories:

1. Waste chlorinated hydrocarbons
2. Waste organic solvents
3. Waste lubricating oil
4. Waste hydraulic or cutting oil
5. Paint wastes (such as slops, latex sludge, etc.)
6. Containers unless triple-rinsed, which have contained pesticides, herbicides, poisons, and other hazardous materials
7. Infectious wastes
8. Radioactive wastes
9. Contaminated fuels
10. Corrosive wastes
11. Detergents, oils, and water mixtures from oil/water separator and sump pump-outs

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
<u>Fueling Stations</u>							
R-4	Tank Farm #2 Truck Fueling Stations (2)	Fuel oil #2	S3	SW to storm sewer new "J" St. to Bee Canyon Wash	Yes	Yes	(3) (10) Repair shut-off valves and fittings on swing arms. Repair leaky filters
N-7	Tank Farm #4 (SW) Truck Fueling Station	Fuel oil #2	S3	SW over taxiway to storm sewer in runway N field - to Aqua Chinon Wash	Yes	Yes	(3) (10)
N-7	Aircraft Dispensing Station	JP-4	S3	SW over taxing to storm sewer in runway in field - to Aqua Chinon Wash	Yes	Yes	(3) (10)
84	M-7 Tank Farm #4 (NE) Truck Fueling Stations (2)	Fuel Oil #1, Diesel	S3	SW overland indirect to Aqua Chinon Wash	Yes	Yes	(3) (10) Plug drains on truck pad
	N-10 Tank Farm #5 Truck Fueling Stations (3 operational) (1 abandoned)	JP-5	S3	Directly to drains indirect via open ditch and storm sewer to Aqua Chinon Wash	Yes	Yes	(3) (10) Redirect drain pipes to oil-water separator.
N-10, 0-10	Tank Farm #6 Truck Fueling Station (2)	Contaminated JP-5, MoGas	S3	SW over taxiway indirect via storm sewer to Aqua Chinon Wash	Yes	Yes	(3) (10)
K-12	Tank Farm #555 Truck Loading Stands	JP-5, JP-4	S3	SW to open ditch along Quarry Rd. Indirect to Borrego Canyon Wash	Yes	Yes	Construct curbing at either end of concrete trench
N-8	Aircraft Direct Fueling Station #574	JP-5	S3	Directly to drain to storm sewer to Aqua Chinon Wash	Yes	Yes	(4)
0-8	Aircraft Direct Fueling Station #575	JP-5	S3	Directly to drain to storm sewer to Aqua Chinon Wash	Yes	Yes	(4)
0-9	Aircraft Direct Fueling Station #576	JP-5	S3	Directly to drain to storm sewer to Aqua Chinon Wash	Yes	Yes	(4)
0-9	Aircraft Direct Fueling Station #577	JP-5	S3	Directly to drain to storm sewer to Aqua Chinon Wash	Yes	Yes	(4)

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
<u>Aircraft Maintenance Hangers</u>							
N-7	Aircraft Maintenance Hanger #605	JP-5, Lube oil	S2	SW to storm sewers in apron to Aqua Chinon Wash	Minor	Yes	(9)
N-8	Aircraft Maintenance Hanger #606	JP-5, Lube oil	S2	SW to storm sewers in apron to Aqua Chinon Wash	Minor	Yes	(9)
N-9	Aircraft Maintenance Hanger #114	JP-5, Lube oil	S2	SW to storm sewers in apron to Aqua Chinon Wash	Minor	Yes	(9)
N-9	Aircraft Maintenance Hanger #115	JP-5, Lube oil	S2	SW to storm sewers in apron to Aqua Chinon Wash	Minor	Yes	(9)
Q-11	Aircraft Maintenance Hanger #371	JP-5, Lube oil	S2	Variable to interior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)
Q-11	Aircraft Maintenance Hanger #463	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)
R-11	Aircraft Maintenance Hanger #461	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)
R-11	Aircraft Maintenance Hanger #462	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)
S-8	Aircraft Maintenance Hanger #295	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)
T-8	Aircraft Maintenance Hanger #297	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Bee Canyon Wash	Minor	Yes	(9)
T-9	Aircraft Maintenance Hanger #296	JP-5, Lube oil	S2	Variable to exterior grated trench drains to Aqua Chinon Wash	Minor	Yes	(9)

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
<u>Vehicle Maintenance Area</u>							
M-3	Auto Hobby Shop #625	Lube oil, Hydraulic fluid, Misc. oils	S1	SW to open ditch via oil- water separator to Rifle Range Rd. Ditch	Minor	No	
M-9	Auto Organizational Shop #392	Lube oil, Hydraulic fluid, Misc. oils	S1	SW to storm sewer to Aqua Chinon Wash	Minor	No	
N-9	Vehicle Equipment Shop #127	Lube oil, Hydraulic fluid, Misc. oils	S1	SW to storm sewer to Aqua Chinon Wash	Minor	No	
O-2	Auto Exchange Repair Shop #651	Lube oil, Hydraulic fluid, Misc. oils	S1	SW indirect to Rifle Range Rd. Ditch	Minor	No	
P-5	Auto Organizational Shop #5	Lube oil, Hydraulic fluid, Misc. oils	S1	SW indirect to Rifle Range Rd. Ditch	Minor	No	
P-12	Ground Support Equipment Shop #673	Lube oil, Hydraulic fluid, Misc. oils	S1	N to drainage swale indi- rect to Aqua Chinon Wash	Minor	No	
P-13	Auto Organizational Shop #390	Lube oil, Hydraulic fluid, Misc. oils	S1	SW indirect to Aqua Chinon Wash	Minor	No	
R-5	Auto Organizational Shop #10	Lube oil, Hydraulic fluid, Misc. oils	S1	SW indirect via oil-water separator to Rifle Range Rd. Ditch	Minor	No	
U-7	Auto Organizational Shop #655	Lube oil, Hydraulic fluid, Misc. oils	S1	Directly to floor drains to Bee Canyon Wash	Minor	Yes	Plug floor drains
U-7	Auto Vehicle Maintenance Shop #298	Lube oil, Hydraulic fluid, Misc. oils	S1	SW to storm sewer to Bee Canyon Wash	Minor	No	
U-8	Auto Organizational Shop #388	Lube oil, Hydraulic fluid, Misc. oils	S1	SW to indirect storm sewer to Bee Canyon Wash	Minor	No	
<u>Wash Areas</u>							
N-3	Exchange Car Wash	Oily rinses, Deter- gents, Cleaning solvents	D	Directly to storm sewer via grease trap to Rifle Range Rd. Ditch	Yes	Yes	(4)

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
M-3	Auto Hobby Shop # 626 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	To seepage pit - overflow indirect to Rifle Range Rd. Ditch	Yes	Yes	(1)
M-9	Auto Organizational Shop # 392 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	Directly to drain to Aqua Chinon Wash	Yes	Yes	(1)
N-9	Vehicle Equipment Shop # 127 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	Directly to storm sewer via grease trap to Aqua Chinon Wash	Yes	Yes	(1)
O-2	Auto Repair Shop #651 Steam Cleaning and Washing Area	Oily rinses, Grease	D	To sanitary sewer via oil-water separator	Minor	No	
P-5	Auto Organizational Shop #5 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	SW to storm sewer and indirect to Rifle Range Rd. Ditch	Yes	Yes	(1)
P-12	Ground Support Equipment Shop #673 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	Sanitary sewer via grease trap	Yes	Yes	(1)
P-13	Auto Organizational Shop #390 Wash Rack	Oily rinses, Detergents, Cleaning solvents	D	Directly to drain to Aqua Chinon Wash	Yes	Yes	(1)
R-5	Heavy Equipment Vehicle Wash Area	Oily rinses, Grease	D	SW to storm sewer via oil-water separator to Rifle Range Rd. Ditch	Minor	No	
T-7	Construction Equipment Shop #386 Steam Cleaning Area	Oily rinses, Grease	D	Directly to drain to sanitary sewer system	Yes	Yes	Discontinue operation. Use new auto truck wash area for building #1589
U-7	Public Works Compound Vehicle Washing Area	Oily rinses, Detergents	D	Directly to storm sewer to Bee Canyon Wash	Yes	Yes	(4)
U-7	Public Works Compound Vehicle Washing Area (SE)	Oily rinses, Detergents	D	Directly to drain via grease trap to Bee Canyon Wash	Yes	Yes	Discontinue operation. Consolidate with other PW compound wash area

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
U-7	Auto Vehicle Maintenance Shop #298 Steam Cleaning Area	Oily rinses, Greases	D	Directly to storm sewer via grease trap to Bee Canyon Wash	Yes	Yes	Discontinue operation. Consolidate with proposed washing area at Building #1589
U-8	Storage Building #359 Wash Area	Oily rinses, Greases	D	Directly to storm drain to Bee Canyon Wash	Yes	Yes	(1)
U-8	Auto Organizational Shop #388 Wash Rack	Oily rinses, Greases, Cleaning Solvents	D	SE to storm sewer to Bee Canyon Wash	Yes	Yes	(1)
U-9	Combat Ready Vehicle Storage Wash Area	Oily rinses, Detergents, Cleaning solvents	D	Directly to drain to Aqua Chinon Wash	Yes	Yes	(4)
N-7	ACFT Wash Area Hanger #605	Oily rinses, Detergents	D	To storm sewer via grease trap to Aqua Chinon Wash	Yes	Yes	(1)
N-8	ACFT Hanger #606 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer via grease trap to Aqua Chinon Wash	Yes	Yes	(1)
N-9	ACFT Hanger #114 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer via grease trap to Aqua Chinon Wash	Yes	Yes	(1)
Q-11	ACFT Hanger #463 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer via grease trap to Aqua Chinon Wash	Yes	Yes	(1)
R-11	ACFT Hanger #461 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer to Aqua Chinon Wash	Yes	Yes	(1)
S-9	ACFT Hanger #295 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer via grease trap to Bee Canyon Wash	Yes	Yes	(1)
T-8	ACFT Hanger #297 Wash Area	Oily rinses, Detergents	D	Directly to storm sewer to Bee Canyon Wash	Yes	Yes	(1) (4)
<u>Hazardous and Flammable Storage</u>							
M-9	Corrosion Control Building #130 Paint Shed (5 gal and smaller containers or racks)	Organics Paints Glycolether	SI	SW to storm sewer on 9th St. to Aqua Chinon Wash	No	No	

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
M-9	Hazardous and Flammable Storage #143	Empty	N/A	SW to storm sewer	No	No	
O-4	Hazardous and Flammable Storage #1808 (1 gal and qt. containers/on racks)	Solvents Mops	S1	SW overload - infiltration	No	No	
P-4	Hazardous and Flammable Storage #1507 (5-gal drums on racks)	Paints Adhesive	S1	SW overload infiltration	No	Yes	Store all paints and adhesions within shed
P-4	Hazardous and Flammable Storage #1528 (5 gal and smaller containers on racks)	Paints	S1	W overland - infiltration	No	No	
8 G P-10	Hazardous and Flammable Storage #343	Empty	N/A	Building to be destroyed	No	No	
P-12	Hazardous and Flammable Storage #1789	Training Aids	N/A	Building to be destroyed	No	No	
R-4	Aero Club Facility Paint Shed (5 gal and smaller containers on racks)	Paints, Solvents	S1	SW overland - infiltration	No	No	
R-5	Paint Shed #103	Paints, Solvents	S1	SW overland - infiltration	No	No	
R-5	Battery Shed #1519	Batteries	S1	SW overland - infiltration	No	No	
R-11	Hazardous and Flammable Storage	Guns, Ammunition	N/A		No	No	

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
06	R-11 MAG 13 Paint Sheds (1-gal and 1-qt containers)	Paints, Solvents	S1	S overland - infiltration	Minor	Yes	Relocate paint shed away from storm sewer
	S-5 Hazardous Material Storage Locker (1 gal jugs on racks)	Unidentified liquid mattresses	S1	SW overland - infiltration	No	No	
	T-6 Public Works Pesticide Storehouse (30-, 10-, 5- & 1- gal drums on racks)	Organics, Insecticides	N/A	Contained	No	No	
	T-6 Hazardous and Flammable Storage #1596 (5- & 10-gal drums on racks)	Paints, Roofing Compound	S1	SW overland - infiltration	Minor	Yes	Drums stored outside building should be moved inside on pallets
	T-7 Public Works Capaciter and Transformer Storage Area (15 oil-filled transformers on concrete pad)	Transformer oil	S2	SW to storm sewer to Bee Canyon Wash	Minor	Yes	Construct curbing around concrete pavement and provide drain outlet
	U-6 Hazardous and Flammable Storage #534 (5-gal drums on pallets)	HCL	S1	SW overland - infiltration	Minor	Yes	Construct curbing around entrance way
	U-6 Hazardous Storage #493 (5- and 10-gal drums on pallets and racks)	Herbicides	S1	W overland - infiltration	Minor	Yes	Construct curbing around entrance way
	U-7 Hazardous and Flammable Store- house #320 (5- and 10-gal drums on racks)	Organics, Solvents Trichloroethylene	S1	Various inside building	Minor	Yes	Construct curbing around loading entrance

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
U-9	Hazardous and Flammable Storehouse #325	Empty	S1	SW overland - infiltration	No	No	
U-9	Hazardous and Flammable Storage #357 (55-gal drums)	Cleaning Compound Solvents	S1	SW to storm sewer to Bee Canyon Wash	Minor	Yes	Construct curbing around loading dock
<u>Miscellaneous</u>							
P-6	Crash Crew Burn Pit	Waste oils	S3	W to storm sewer to Bee Canyon Wash	Yes	Yes	(8)
U-5	Bee Canyon Oil-Water Separator	Misc. waste oils	S2	Directly to Bee Canyon Wash	Yes	Yes	(2)
V-10	Aqua Chinon Oil-Water Separator	Misc. waste oils	S2	Directly to Aqua Chinon Wash	Yes	Yes	(2)
16 N-8	Fixed Aircraft Start System Building #643 (Compressor Bleedoff)	Waste oils, Greases	S2	Directly to storm sewer via oil-water separator to Aqua Chinon Wash	Minor	Yes	(1)
N-10	Test Cell Building #658	JP-5	S1	Directly to floor drain to Aqua Chinon Wash	Minor	Yes	(1)
Q-11	Test Cell Building #447	JP-5	S1	Directly to floor drain to Aqua Chinon Wash	Minor	Yes	(1)
M-9	Corrosion Control Hanger #130 Water Wall Paint Spray Booth	Paints	D	Directly to storm sewer to Aqua Chinon Wash	Minor (however, not presently in operation)	Yes	(1)
T-6	Public Works Shop #370 Water Wall Paint Spray Booth	Paints	D	Directly to storm sewer to Bee Canyon Wash	Minor - if reactivated	None - unless reactivated	

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
U-8	Corrosion Control Building #359 (Paint shop and 2 degreasing tanks)	Paints, Trichloroethylene	S3	Various in building	Minor	No	
U-9 & U-10	Refueling Vehicle Maintenance Facility #672 - Vehicle Fuel Tank Cleaning Area	JP-5 JP-4 AV-Gas	D	Directly to storm sewer via oil-water separator to Aqua Chinon Wash	Yes	Yes	(1)
U-9, U-10	Refueling Vehicle Maintenance Facility #672 - Vehicle Storage Area	JP-5 JP-4 AV-Gas Misc. oil Greases	S3	W to storm sewer to Aqua Chinon Wash	Yes	Yes	(4)
Various Locations 92	55-gal drum heating oil (1 drum mounted horizontally on rack)	Heating oil	S2	Various - infiltration	Minor	No	
M-3	55-gal drums NE of Building #626 and Vehicle Maintenance Area Building #625	Lube oil Grease	S2	SW to oil-water separator indirect to Rifle Range Road Ditch	Minor	Service	Pump out oil-water separator regularly
M-9	55-gal drum storage NE of Building #392	Lube oil, Misc. oil Solvents Hydraulic fluid	S2	W and SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(5)(6)
M-9	55-gal drum storage SE of Building #602	Methyl chloroform	S2	SW overland - infiltration	Yes	Yes	(7)
M-9	(8) 55-gal drums W of Building #130	Cleaning compound, Misc. oils	S2	W to storm sewer to Aqua Chinon Wash	Yes	Yes	(7)
O-8	(3) 55-gal drums SW of Building #1793	Misc. oils	S2	SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(5)(6)
P-5	55-gal drum storage NE of Building #5	Lube oil, Hydraulic fluid, Misc. oils	S2	W overland indirect to Rifle Range Road Ditch	Yes	Yes	(5)(6)

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
P-5	Vehicle and generator storage area SW and NE of Building #5	MoGas, Misc. oils, Grease	S2	SW to storm sewer or indirect to Rifle Range Road Ditch	Minor	Yes	(9)
P-12	55-gal drum storage SW of Building #673	Lube oil, Cleaning compounds	S2	S to low spot-infiltration	Yes	Yes	(5)(6)
P-12	Vehicle storage area E of Building #673	Misc. oils, Greases	S2	NE indirect via open ditch to Aqua Chinon Wash	Yes	Yes	(4)
P-12	55-gal drum storage at unloading Rack #388	Lube-oil, Hydraulic fluid	S2	SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(5)(6)
R-4	55-gal drum storage SW of Building #10	Lube oil, Hydraulic fluid, Freon	S2	W and SW indirect to Rifle Range Road Ditch	Yes	Yes	(5)(6)
W R-5	Vehicle storage area SW of Building #10	Lube oil, Grease	S2	SW to oil-water separator to Rifle Range Road Ditch	Minor	No	
R-11	55-, 10-and 5-gal drum storage between Buildings #454 and 456	Misc. oils, Paints, Solvents, Freon	S2	E to storm sewer to Bee Canyon Wash	Yes	Yes	(5)(6)
R-11	(10) 55-gal drums NE of Building #461	Lube oil	S2	SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(7)
R-11	(6) 55-gal drums S of Building #1684	Lube oil	S2	SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(7)
S-4	(12) 55-gal drums and (12) 10-gal containers SW corner Tank Farm #2	Waste oil, Germicidal disinfectants	S2	W to storm sewer to Bee Canyon Wash	Yes	Yes	(7)
S-4	(6) 55- gal drums SW of Building #29	Lube oil, Waste oil	S2	SW overland - infiltration	Yes	Yes	(7)
S-8	55- gal drum storage N of Hanger #295	Lube oil, Hydraulic fluid, Cleaning compound	S2	Directly to storm sewer to Aqua Chinon Wash	Yes	Yes	(5)(6)

SPCC Key Map Quadrant	Activity Description	Item Stored or Handled	Spill or Discharge*	Path to Waterway	Potential Impact	Improvements Required	Corrective Measures- Improvements (see notes)
T-7	55-gal drum storage area 500-gal Bowser NE of Building #386	Lube oil, Waste oil	S2	W to storm drain to sani- tary sewer system	Yes	Yes	(5)(6)(7)
U-6	(5) 55-gal drums NW of Building #529	Lube oil, Hydraulic fluid	S2	SW overland - infiltration	Yes	Yes	(7)
U-7	(10) 55-gal drums on Building #298 wash pad	Lube oil, Waste oil	S2	Directly to storm drain to Bee Canyon Wash	Yes	Yes	(7)
U-7	55-gal drum storage area NE of Building #317	Paints, Petroleum distillery, Cleaning solvents	S2	SW to storm sewer to Bee Canyon Wash	Yes	Yes	(5)(6)
U-7	55-gal drum storage area NW of Building #320	Lube oil, Hydraulic fluid, Cleaning solvents	S2	NE overland indirect via swale to Bee Canyon Wash	Yes	Yes	(7)
U-7	55-gal drum storage S of Building #534	Lube oil, Cleaning compound, Hydraulic fluid	S2	E and SW to storm sewer to Bee Canyon Wash	Yes	Yes	(7)
U-7	Corrosion control rack at Building #655	Undercoating, Lube oil, Hydraulic fluid	S2	Directly to storm drain to Bee Canyon Wash	Yes	Yes	(4)
U-8	55-gal drum storage N and W of Building #655 Dempsey Dumpster	Lube oil, Waste oil, Hydraulic fluid	S2	SW to drainage swale to storm sewer to Bee Canyon Wash	Yes	Yes	(7)
U-8	55-gal drum storage NE of Building #655	Undercoating, Waste oil, Cleaning compound	S2	SW to storm sewer to Bee Canyon Wash	Yes	Yes	(5)(6)
U-8	(12) 55-gal drums NE of Building #388	Lube oil, Hydraulic fluid	S2	S to storm sewer to Bee Canyon Wash	Yes	Yes	(7)
U-8	(5) 55-gal drums E of Building #359	Waste oil, Lube oil, Hydraulic fluid, Solvents	S2	NW to storm sewer to Bee Canyon Wash	Yes	Yes	(7)

<u>SPCC Key Map Quadrant</u>	<u>Activity Description</u>	<u>Item Stored or Handled</u>	<u>Spill or Discharge*</u>	<u>Path to Waterway</u>	<u>Potential Impact</u>	<u>Improvements Required</u>	<u>Corrective Measures- Improvements (see notes)</u>
U-9	(11) 55-gal drums E of Building #631	Lube oil, Waste oil	S2	SW overland indirect to Bee Canyon Wash	Yes	Yes	(7)
U-9	55-gal drum storage in Salvage Yard	Waste oils, Misc. oils, Hydraulic fluid, Lube oil	S2	W to drainage swale to Bee Canyon Wash	Yes	Yes	(5)(6)
U-9	55-gal drum storage SW Building #1749	Waste oils, Lube oil	S2	SW to storm sewer to Aqua Chinon Wash	Yes	Yes	(5)(6)
U-9	Leak in storm sewer line SE corner of Combat Ready Vehicle Storage Compound	Sewage containing oils and grease	D	SE overland to Aqua Chinon Wash	Yes	Yes	Repair leak in sewer line.

*S = Potential Spill Source (1 = 0-10 gal, 2 = 10-100 gal, 3 = 100-1000 gal, 4 = greater than 1000 gal).

SD = Active Source of Discharge

1. Environmental Pollution Abatement Project P-325 should be implemented.
2. Inspect and provide necessary maintenance to insure proper operation.
3. Construct impervious berm or curbing around facility and direct drainage to sump or oil-water separator with sufficient capacity to contain maximum spill.
4. Provide an oil water separator system to treat discharges prior to release into waterways.
5. Provide centralized 55-gal drum storage with secondary containment at strategic points around the base. Issue memorandum to tenants on base requiring stricter drum inventories.
6. Provide shelter over facility to eliminate rain water infiltration.
7. Position storage containers and/or drums, within pens with secondary containment.
8. Construct permanent concrete crash crew pit with secondary containment and oil-water separator.
9. Discontinue spill washdown operations unless emergency situation exists - contain and control spills with absorbent materials.
10. Provide adequate lighting at facility.

SOUTHWESTNAVFACENGCOM
CODE 06CC.LMH
SAN DIEGO, CA 92101

Extracts from MCAS El Toro Property Records, Building Guides, Business Plan Extract, and Historical Facility Maps

	87215	MISC FENCING /NAMAR HSG/	INF239	19550115	SY	0	0	0	0	\$1,826	\$11,279	1955	
	87110	STORM SEWER STATION HOUSING	NOY13828	19470115	SY	0	0	0	0	\$36,393	\$291,013	1947	1992
	85220	SIDEWALK /BITUMINOUS/	NOY13828	19470115	SY	6,223	12872	4	0	\$14,532	\$125,237	1947	
	85220	SIDEWALK /CONCRETE/	NOY13828	19470115	SY	500	0	0	0	\$2,726	\$23,493	1947	
	85220	SIDEWALK /CONCRETE/	FPHACAL4898N	19450115	SY	6,309	18540	3	0	\$26,129	\$311,118	1945	
	85220	SIDEWALK /CONCRETE/	N32	19540615	SY	20,834	53958	3	0	\$25,469	\$163,333	1954	
449	72111	ENLISTED BARRACKS	NBY7440	19591101	SF	29,109	253	72	31	\$1,808,358	\$3,826,761	1959	1988
450	72111	ENLISTED BARRACKS	NBY7440	19591101	SF	29,109	253	72	31	\$1,814,394	\$3,837,263	1959	1988
451	72111	BARRACKS	NBY7440	19591101	SF	29,109	253	72	31	\$1,809,252	\$3,830,048	1959	1988
452	72111	BARRACKS	NBY7440	19591101	SF	29,109	253	72	31	\$1,803,334	\$3,822,361	1959	1988
446	84440	WATER TANK 25000 GAL	NBY11724	19591201	SY	0	18	0	12	\$28,323	\$153,426	1959	
448	84440	WATER TANK 25000 GALLON	NBY11724	19591201	SY	0	18	0	12	\$28,323	\$153,426	1959	
459	84440	STORAGE TANK GRND NONPOT	NBY10014	19591101	SY	0	0	0	33	\$63,856	\$316,819	1959	1985
721	13460	OPTICAL LANDING SYSTEM	NBY10014	19591101	SY	0	0	0	0	\$80,433	\$435,706	1959	1978
	11642	BLAST PROTECTION	NBY10014	19591101	SY	28,808	0	0	0	\$15,431	\$83,034	1959	
457	61071	GROUP HEADQUARTERS	NBY7439	19600101	SF	25,000	200	150	13	\$509,979	\$1,948,035	1960	1990
461	21105	HANGAR/SQUADRON/	NBY7439	19600101	SF	35,362	241	144	36	\$2,431,025	\$4,182,205	1960	1987
462	21105	HANGAR/SQUADRON/	NBY7439	19600301	SF	36,138	258	144	36	\$3,176,386	\$5,190,439	1960	1987
463	21105	HANGAR/SQUADRON	NBY7439	19600101	SF	15,519	123	121	36	\$453,993	\$1,680,771	1960	1986
453	21107	MAINT SQUADRON HEADQUARTERS	NBY7439	19600101	SF	5,040	90	56	11	\$96,549	\$505,820	1960	
454	21107	MAINT SQUADRON HEADQUARTERS	NBY7439	19600101	SF	5,040	90	56	11	\$103,052	\$539,334	1960	1988
455	17135	OPERATIONAL TRAINER FACILITY	NBY7439	19600101	SF	9,040	90	56	11	\$1,033,299	\$1,626,191	1960	1990
456	44111	WAREHOUSE	NBY7439	19600101	SF	70,163	320	200	20	\$594,762	\$2,884,823	1960	1993
458	44130	FLAMMABLE STOREHOUSE	NBY7439	19600101	SF	2,000	50	40	13	\$61,219	\$191,395	1960	1986
600	44112	STOREHOUSE/SQDN/	NBY10401	SF	4,108	100	41	16		\$9,747	\$51,016	1961	
711	21188	AIRCRAFT POWER CHECK FAC	NBY30316	19610101	SY	0	223	90	0	\$51,775	\$267,780	1961	1978
	13635	34L CARRIER DECK LTG.		19610101	SY	0	0	0	0	\$4,103	\$21,645	1961	
601	73075	RECREATION RESTROOMS	SS1	19620201	SF	92	14	6	8	\$3,773	\$19,359	1962	
599	14187	LIQUID OXYGEN TRANSFER	NBY24700	19600801	SF	884	34	26	9	\$75,556	\$221,640	1960	1984
	89021	COMPR AIR DIST	NBY36852	19630701		0	0	0	0	\$549,112	\$734,403	1962	1988
	11110	RUNWAY/3-21	NOY5421	19630501	SY	112,000	4032	250	0	\$884,272	\$12,133,096	1943	
	11110	RUNWAY/7R25L	NOY5421	19630501	SY	216,696	8280	250	0	\$1,329,789	\$18,246,035	1943	
	11110	RUNWAY/7L25R	NOY5421	19630501	SY	216,696	8280	250	0	\$1,281,289	\$17,580,566	1943	
	11110	RUNWAY/34R16L	NOY5421	19630501	SY	275,113	11080	250	0	\$2,175,147	\$30,110,560	1943	1986
	11110	RUNWAY/34L16R	NOY5421	19630501	SY	309,507	12000	250	0	\$1,062,756	\$14,582,075	1943	
	87135	RETAINING WALL/WHERRY HSG	NBY43587	19640501	SY	0	2513	0	0	\$20,098	\$97,576	1964	
1798	74079	RIDING STABLE-PEN SHELTER (1		19631101	SF	2,700	245	20	10	\$5,287	\$26,424	1963	
A	71144	MAG-16 GROUP COMMANDER	NA	19640501	SF	3,227	75	65	10	\$13,250	\$183,420	1943	
B	71143	COMMANDING OFFICER QTRS	NA	19640501	SF	2,564	74	62	10	\$9,450	\$130,816	1943	
	13471	RADIO FREQ/WEATHER TV SYSTEM	NBY43586	19640601	SY	0	0	0	0	\$54,250	\$263,872	1964	
602	21145	VAN MAINTENANCE SHOP		19640801	SF	4,800	80	60	25	\$9,672	\$29,585	1964	1985
	13636	SIMULATED CARRIER DECK LTG	NBY57674	19641101	SY	0	0	0	0	\$32,170	\$156,475	1964	
	87120	CONCRETE GUTTER	NBY61442	19660901	SY	0	0	0	0	\$2,438	\$11,554	1966	
607	73075	GOLF COURSE RESTROOMS		19651101	SF	92	14	7	8	\$1,386	\$6,574	1965	
	11340	AIRCRAFT ACCESS APRON	NOY86722	19661201	SY	31,948	0	0	0	\$927,291	\$3,523,313	1966	1990
	13650	TAXIWAY LIGHTING	NOY86722	19661201	SY	0	0	0	0	\$1,045,804	\$5,541,662	1951	1990
615	74084	HANDBALL COURTS/4-WALL	NBY61440	19660301	SF	1,743	42	42	20	\$31,046	\$142,191	1966	
	87210	PERIMETER FENCING		19661001	SY	0	0	0	0	\$225,526	\$1,352,438	1943	1990
	87215	INTERIOR MISC FENCING		19661001	SY	0	0	0	0	\$1,082,758	\$2,880,659	1943	1991
605	21105	MAINTENANCE HANGAR	NBY53532	19670201	SF	23,598	162	112	40	\$516,892	\$2,226,546	1965	1990
606	21105	MAINTENANCE HANGAR	NBY53532	19670201	SF	23,598	162	112	40	\$522,427	\$2,235,796	1965	1988
616	61010	PW VEH DISPATCH OFFICE	NBY70029	19670201	SF	792	36	22	8	\$19,199	\$77,975	1966	1989
114	21105	AIRCRAFT MAINTENANCE HANGAR	NBY57700	19660701	SF	25,232	246	112	40	\$647,550	\$2,742,496	1966	1985

EXTRACTS FROM MCAS ELTORO PLANT ACCOUNT

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07/06/89

MCAS EL TORO BUILDING GUIDE

BLDG NO.	MAP GRID	DESCRIPTION	TENANT	CAT CODE NUMB	COST ACCOUNT CODE	U S E
849	Q11	Water Storage Tank	VMFAT-101	84330	76J0	
850	Q6	Crash Crew Burn Pit	Crash Crew	17950	7570	
851	Q6	Crash Crew Burn Pit	Crash Crew	17950	7570	
852	02	BEQ Boiler Bldg	FMD	81209	7640	
853	U7	Loading Ramp	Supply	85115	7310	
854	Q12	Paint Spray Booth		21931	7120	
855	Q12	Electrical Distr Bldg	FMD	81209	7710	
856	Q12	Sentry Bldg	PMO	73025	71J0	
857	Q12	Crew Head Facility	MAG-11	73075	71J0	
858	M11	Guard House - Gate #2	PMO	73020	71J0	
859	U6	Recreational Vehicle Dumpsite	MWR			
860	08	Precision Approach Radar	SOMS	13440	75T0	
861	08	Switch Gear Shed	SOMS	44135	7140	
862	U6	Aboveground Storage Tank	FMD	84140	76F0	
1522	P2	Bus Stop Shelter	FMD	73066	71J0	
1524	P3	General Storage Shed	PMO	44135	7140	
1538	M7	Fuel Farm #4 Office	Supply	61010	7160	
1580	U8	General Warehouse Navy	Supply	44110	7140	
1595	T7	Public Works Maint Storage	FMD	21925	7120	
1601	T6	Public Works Maint Storage	FMD	21925	7120	
1645	M3	Kennel	PMO	73076	71J0	
1646	M3	Kennel	PMO	73076	71J0	
1650	P12	Aviation Armament	H&MS-11	21154	71U0	
1655	P12	Squadron Headquarters	NBCD	61072	7160	
1656	P12	Admin Storage	NBCD	44112	7110	
1685	Q11	Line Maint Shelter	VMA-211	21115	71U0	
1702	N3	Self Service Car Wash	MWR	74032	71J0	
1703	U6	Hazardous/Flam Storehouse	Supply	44130	7140	
1710	T6	Public Works Maint Storage	FMD	21925	7120	
1719	P12	Applied Instruction Bldg	NBCD	44112	7110	
1720	P12	Squadron Headquarters	NBCD	61072	7160	
1721	P12	Bachelor Enlisted Quarters	AWTU-3	72111	7170	
1752	K15	Magazine Equip Shed	Sta Ordn	44135	7120	
1768	K7	Stable Equip Shed	MWR	21920	71J0	
1774	L8	Rodeo Arena	MWR	75057	75G0	
1787	P12	Aviation Armament	H&MS-11	21154	71U0	
1789	P12	Hazardous/Flam Storehouse	NBCD	44130	7140	
1791	P12	Aviation Armament	H&MS-11	21154	71U0	
→ 1798	K7	Riding Stables/Pen Shelter	MWR			
1800	K7	Riding Stables/Pen Shelter	MWR			
1803	P12	Applied Instruction Bldg	NBCD	17120	7110	
1804	N9	Field Office NAESU	VMFP-3	21197	71U0	
1809	P12	Sentry House	AWTU-3	73025	71J0	
1810	K15	Magazine Area Security	Sta Ordn	14347	71M0	
1815	04	Line Maint Shelter	SOMS	21115	71U0	

★ THE 1989 BUILDING GUIDE IDENTIFIES
BUILDING 1798 AS RIDING STABLES.

EXTRACT FROM 1989 BUILDING GUIDE

El Toro Building Guide

BLDG	GRI	DESCRIPTION	TENANT	CATCO	CAC	SIZE
1720	P12	NBC Headquarters	MWHS-3	61072	EBFO	960 SF
1721	P12	(Student Instructor Lounge)	Vacant	72111	EBGO	960 SF
1752	K15	Magazine Equip Shed	Sta Ordn	44135	EBBO	576 SF
1774	L8	Rodeo Arena	MWR/Rec	75057	ECNO	1 EA
1787	P12	Storage Out of Stores	MALS-16	44112	EBDO	836 SF
1789	P12	Hazardous/Flam Storehouse	NBC	44130	EBDO	64 SF
1791	P12	Aviation Armament	MALS-11	21154	EBVO	1680 SF
→ 1798	K7	Riding Stables/Pen Shelter	MWR/Rec	74079	EBLO	2700 SF
1804	N9	(Maint Hangar 02 Space)	Vacant	21107	EBVO	480 SF
1809	P12	(Sentry House)	Vacant	73025	EBLO	50 SF
1810	K15	Magazine Area Security	Sta Ordn	14347	EBPO	360 SF
1815	O4	Line Maint Shelter	SOMS	21115	EBVO	100 SF

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.



THE 1997 BUILDING GUIDE IDENTIFIES BUILDING 1798 AS RIDING STABLES.

EXTRACT FROM 1997 BUILDING GUIDE

United States Marine Corps

Base Realignment and Closure Business Plan

EXTRACTS



**For
Marine Corps Air Station
El Toro, CA**

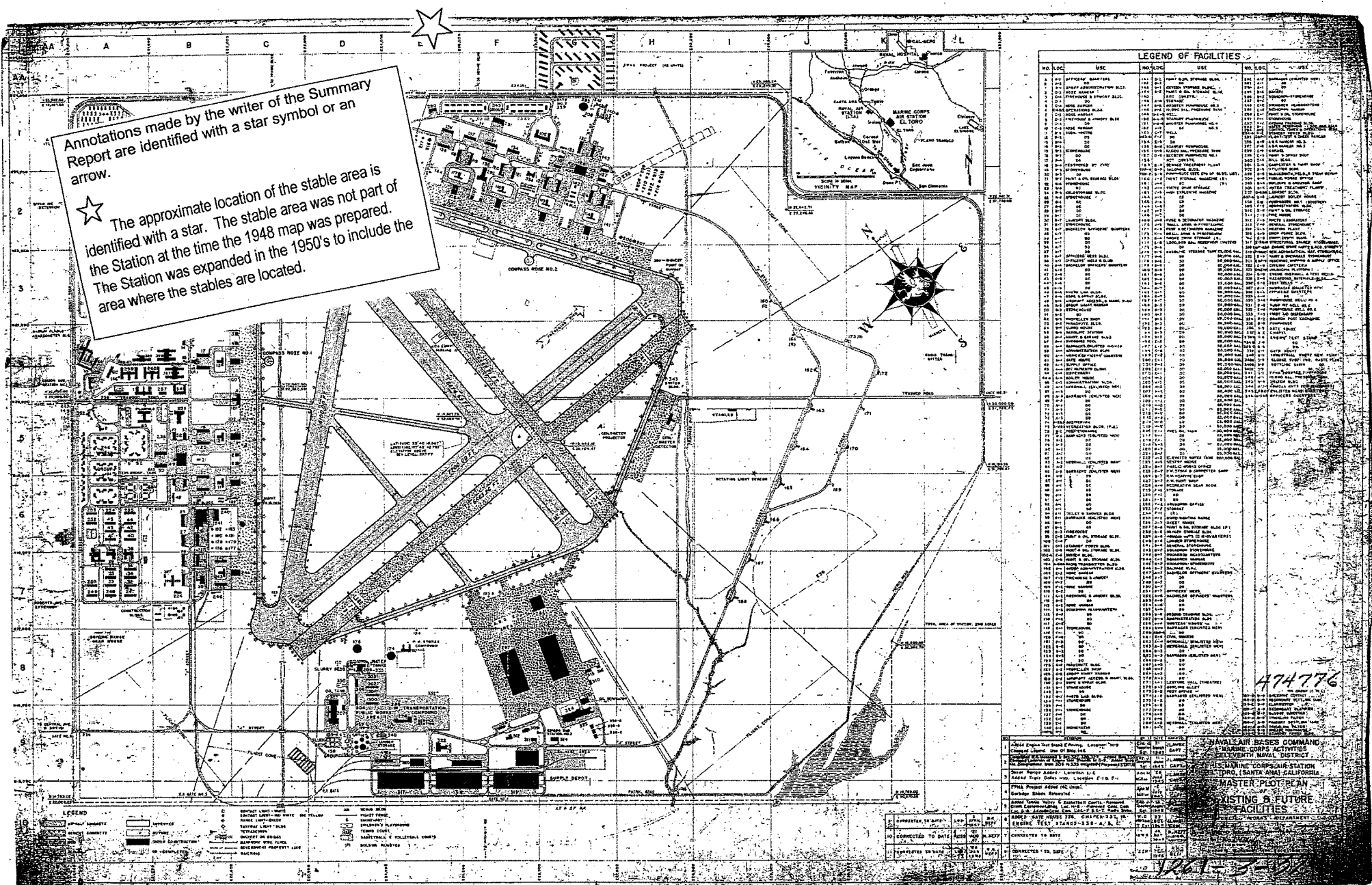
March 2001

Table 2
Site Summary
(Sheet 39 of 43)

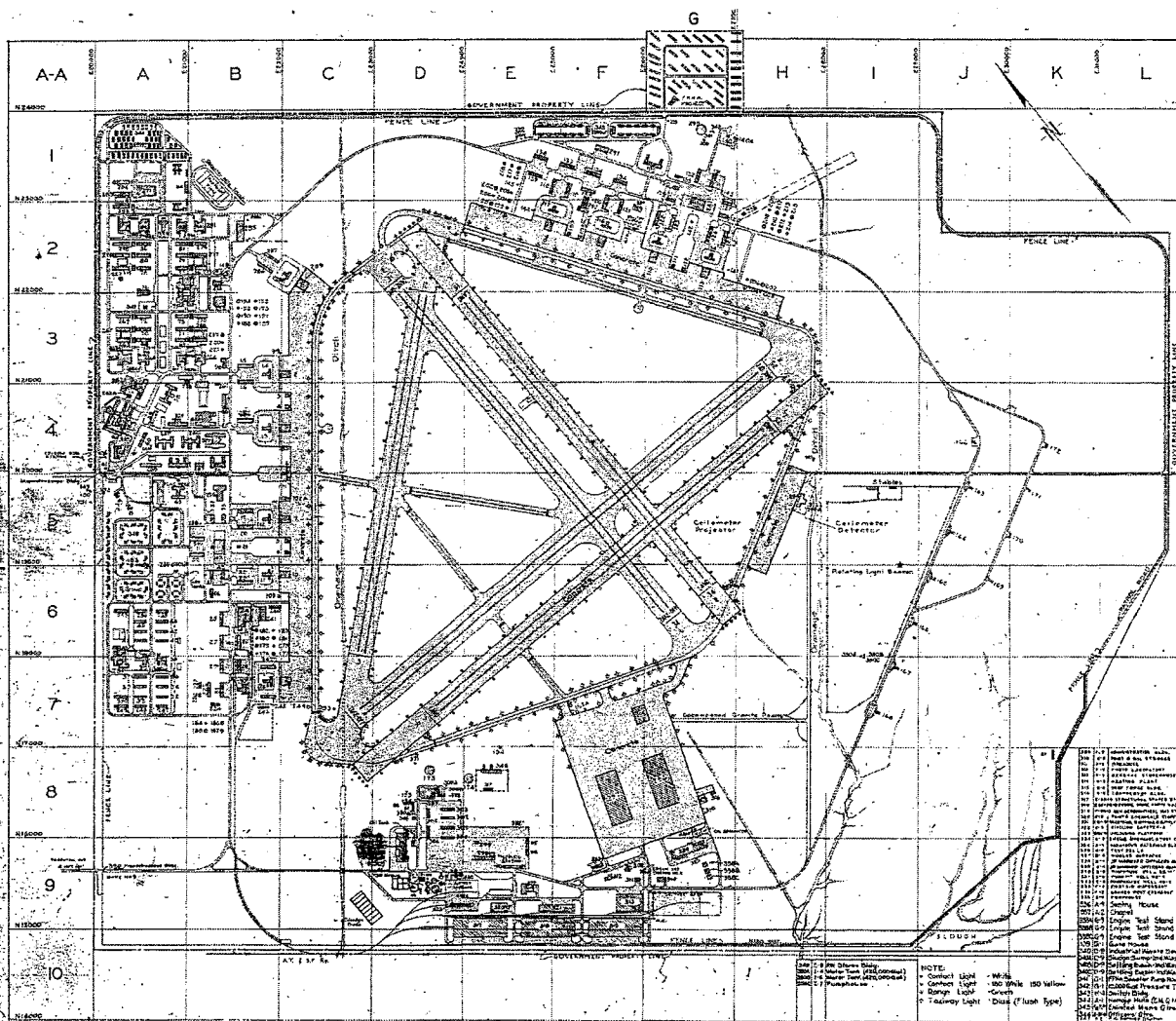
Database Tracking	Reuse Parcel	Description	Material Disposed	Date of Operation	Status	Regulatory Mechanism	NFA	NFA Date	Comments	ECP Area Type	Approx. ECP Area (acres)
RFA 198	11A	Vehicle wash rack			FA - Field work completed in 1998	RWQCB	X	7/9/00		4	0.18
RFA 201	11A	Vehicle wash rack			FA - Field work completed in 1998	RWQCB	X	7/9/00		4	0.18
RFA 204	11B	Vehicle wash rack			FA - Field work completed in 1998	RWQCB	X	7/9/00		4	0.18
RFA 210	12D	Vehicle wash rack					X			1	0.18
RFA 213	2A	Vehicle wash rack			FA - Field work completed in 1998	RWQCB	X	7/9/00		4	0.18
RFA 216	8	Vehicle wash rack					X			1	0.18
RFA 219	9B	Vehicle wash rack					X			1	0.18
RFA 237	11A	< 90-day accumulation area			Not Located During RFA		X			1	0.18
RFA 238	11A	< 90-day accumulation area			Not Located During RFA		X			1	0.18
RFA 239	2B	Drum storage area			Not Located During RFA		X			1	0.18
RFA 243	11A	Wash rack			Closed		X	7/22/99		4	0.18
RFA 244	13E	PCB Spill Area near Bldg. 457			Closed		X	12/17/98		4	0.18
RFA 245	3B	Golf course					X			1	0.18
RFA 246	4B	Golf course irrigation tank					X			1	0.18
RFA 247	11A	Irrigation pipeline					X			1	0.18
RFA 253	12J	Wash rack					X			1	0.18
RFA 257	11B	Wash water runoff site					X			1	0.18
RFA 258	11B	Wash water runoff site					X			1	0.18
RFA 260	12G	Aboveground storage tank (former)					X			3	0.18
RFA 262	12G	Fuel storage area					X			1	0.18
RFA 264	12G	DRMO Storage Yard #3					X			1	0.18
RFA 267	12B	Drop tank fuel storage area					X			1	0.18
RFA 268	9B	Vehicle wash rack			Closed		X	2/4/99		4	0.18
RFA 270	3B	Wash rack					X			2	0.18
RFA 274	9B	Stockpiled soil					X			1	0.18

TABLE 4. ASBESTOS INSPECTION DATABASE

Bldg No.	Use/Description	Square Feet	Map Grid	Parcel	Year Built	Previous Asbestos Survey Information	Observations/Comments	Current/Proposed Disposition	Restricted Due to Asbestos?	Survey Req'd per FOSL?	FOSL or FOST Number	Expected Date of Transfer or Lease	FAD Survey Req'd per Policy?
1710	PW MAINT	560	T6	11A	1946	Per e&e (1991): No ACM Found							NO
1719	NBC SCHOOL/GRP	960	P12	12H	1946	Per e&e (1991): No ACM Found							NO
1720	NBC SCHOOL ADMIN BLDG	960	P12	12H	1946	Per e&e (1991): No ACM Found							NO
1721	GUARD QUARTERS	960	P12	12H	1946	Per e&e (1991): Floor tile							TBD
1752	EQUIPMENT SHED	576	K15	5A	1956	Per e&e (1991): No ACM Found							NO
1774	Stables						DEMOLISHED	Occupied (County)		NO			NO (Demo)
1787	AVIATION ARMAMENT	836	P12	12H	1958	Per e&e (1991): No ACM Found							NO
1789	PAINT-OIL STORAGE	64	P12	12H	1959								TBD
1791	ORDNANCE BLDG	1,680	P12	12H	1946	Per e&e (1991): No ACM Found							NO
1798	Stables	2,700			1963		No FAD ACM observed on 8/1/00-8/3/00	Occupied (County)		NO			NO
1804	N A E S U SHOP	480	N9	12B	1966	Per e&e (1991): Floor tile							TBD
1809	GUARD SHACK	50			1969	Per e&e (1991): Demolished prior to survey							NO
1810	MAGAZINE AREA SECURITY	360			1969								TBD
1815	METAL STORAGE BUILDING	100	O4	12B	1979	Per e&e (1991): No ACM Found							NO
5101	3RD MAW CG QTRS [Same as Bldg "A"???	2,819			1943	Per CABACO/Tait (6/15/99): Floor tile & mastic. [See also Bldg "A"??]							NO
5102	MCASET CG QTRS [Same as Bldg "B"???	2,969			1943	Per CABACO/Tait (6/15/99): Floor tile & mastic, sheet vinyl flooring, pipe insulation [See also Bldg "B"??]							NO
5103	MARRIED OFFICERS QUARTERS	1,479			1947								TBD
5104	MARRIED OFFICERS QUARTERS	1,479			1947								TBD
5105	MARRIED OFFICERS QUARTERS	1,479			1947								TBD
99906	MAIN GATE/BLDG.729	48			1979			Occupied (County)					YES
99907	Desert Storm Gate	-											TBD
99924	Telephone Exchange	-						Occupied (County)					YES
A	Saddleback Terrace - Senior Officer Quarters [Same as Bldg 5101 ???]	2,819			1943	Per PWC (1/10/96): No ACM identified [See also Bldg 5101??]							NO
B	Saddleback Terrace - Senior Officer Quarters [Same as Bldg 5102 ???]	2,969			1943	Per PWC (1/10/96): Pipe insulation, spray-on acoustical ceiling, transite, linoleum [See also Bldg 5102??]							TBD
	Narnar Housing - 216 units (61 1BR, 134 2BR, 21 3BR - 3 floor plans)	110,674			1945	Per PWC (12/11/95): Floor tile, linoleum, spray-on acoustical ceiling, roofing vent pipe mastic							TBD
	Saddleback Terrace - 17 Units (4BR, 2 floor plans, assumed approx 1250 SF each)	21,250			1964	Per PWC (11/17/95): Paper tape/wrap on HVAC duct in attic, linoleum, transite furnace door (assumed).							TBD
	Saddleback Terrace/Vista Terrace Housing - 100 units (5 floor plans)	95,031			1947	Per PWC (11/21/95): Spray-on acoustical ceiling, transite flue pipe (assumed), HVAC duct tape, roofing, floor tile							TBD
	San Joaquin Housing - 300 Units (150 2BR, 150 4BR - 3 floor plans)	390,350			1973	Per PWC (11/27/95): Transite flue pipe (assumed), spray-on acoustical ceiling, linoleum			Yes	YES			TBD
	Wherry Housing - 553 Units (51 2BR, 441 3BR, 61 4BR - 26 floor plans)	540,713			1954	Per PWC (11/27/95): Roofing, linoleum			Yes	YES			TBD



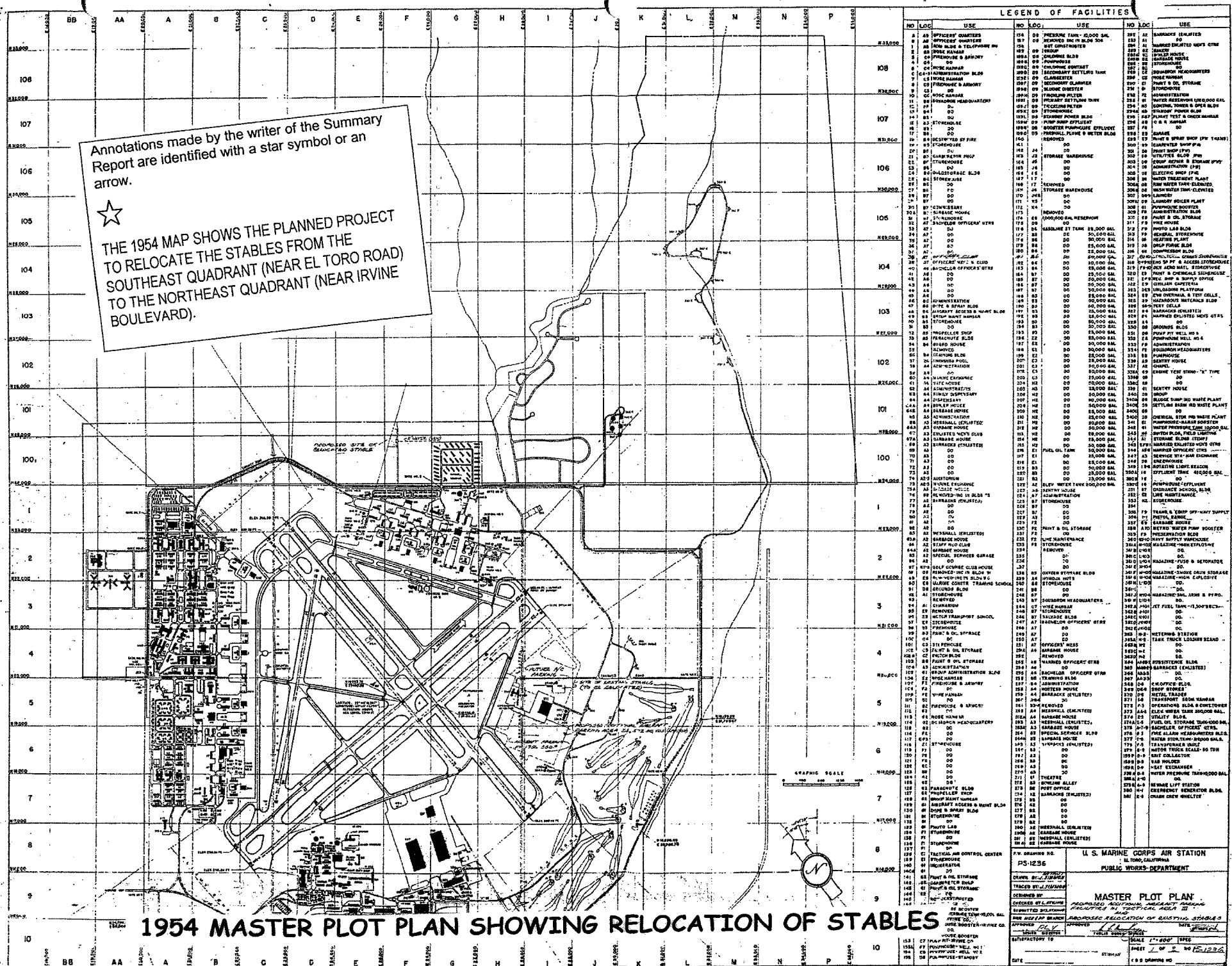
January 1948 Facility Map of MCAS EI Toro



NO.	LOCATION	USE	NO.	LOCATION	USE
1	A-5	Officer's Quarters	110	G-2	Nose Hangar
2	B-5	Officer's Quarters	111	G-2	Firehouse & Armory Bldg
3	A-5	Officer's Quarters	112	G-2	Nose Hangar
4	A-5	Officer's Quarters	113	G-2	Squadron Headquarters
5	A-5	Officer's Quarters	114	G-2	De
6	A-5	Officer's Quarters	115	G-2	De
7	A-5	Officer's Quarters	116	G-2	De
8	A-5	Officer's Quarters	117	G-2	De
9	A-5	Officer's Quarters	118	G-2	De
10	A-5	Officer's Quarters	119	G-2	De
11	A-5	Officer's Quarters	120	G-2	De
12	A-5	Officer's Quarters	121	G-2	De
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14	A-5	Officer's Quarters	123	G-2	De
15	A-5	Officer's Quarters	124	G-2	De
16	A-5	Officer's Quarters	125	G-2	De
17	A-5	Officer's Quarters	126	G-2	De
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23	A-5	Officer's Quarters	132	G-2	De
24	A-5	Officer's Quarters	133	G-2	De
25	A-5	Officer's Quarters	134	G-2	De
26	A-5	Officer's Quarters	135	G-2	De
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44	A-5	Officer's Quarters	153	G-2	De
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226	A-5	Officer's Quarters	335	G-2	De
227	A-5	Officer's Quarters	336	G-2	De
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230	A-5	Officer's Quarters	339	G-2	De
231	A-5	Officer's Quarters	340	G-2	De
232	A-5	Officer's Quarters	341	G-2	De
233	A-5	Officer's Quarters	342	G-2	De
234	A-5	Officer's Quarters	343	G-2	De
235	A-5	Officer's Quarters	344	G-2	De
236	A-5	Officer's Quarters	345	G-2	De
237	A-5	Officer's Quarters	346	G-2	De
238	A-5	Officer's Quarters	347	G-2	De
239	A-5	Officer's Quarters	348	G-2	De
240	A-5	Officer's Quarters	349	G-2	De
241	A-5	Officer's Quarters	350	G-2	De
242	A-5	Officer's Quarters	351	G-2	De
243	A-5	Officer's Quarters	352	G-2	De
244	A-5	Officer's Quarters	353	G-2	De
245	A-5	Officer's Quarters	354	G-2	De
246	A-5	Officer's Quarters	355	G-2	De
247	A-5	Officer's Quarters	356	G-2	De
248	A-5	Officer's Quarters	357	G-2	De
249	A-5	Officer's Quarters	358		

☆

★
THE 1954 MAP SHOWS THE PLANNED PROJECT
TO RELOCATE THE STABLES FROM THE
SOUTHEAST QUADRANT (NEAR EL TORO ROAD)
TO THE NORTHEAST QUADRANT (NEAR IRVINE
BOULEVARD).



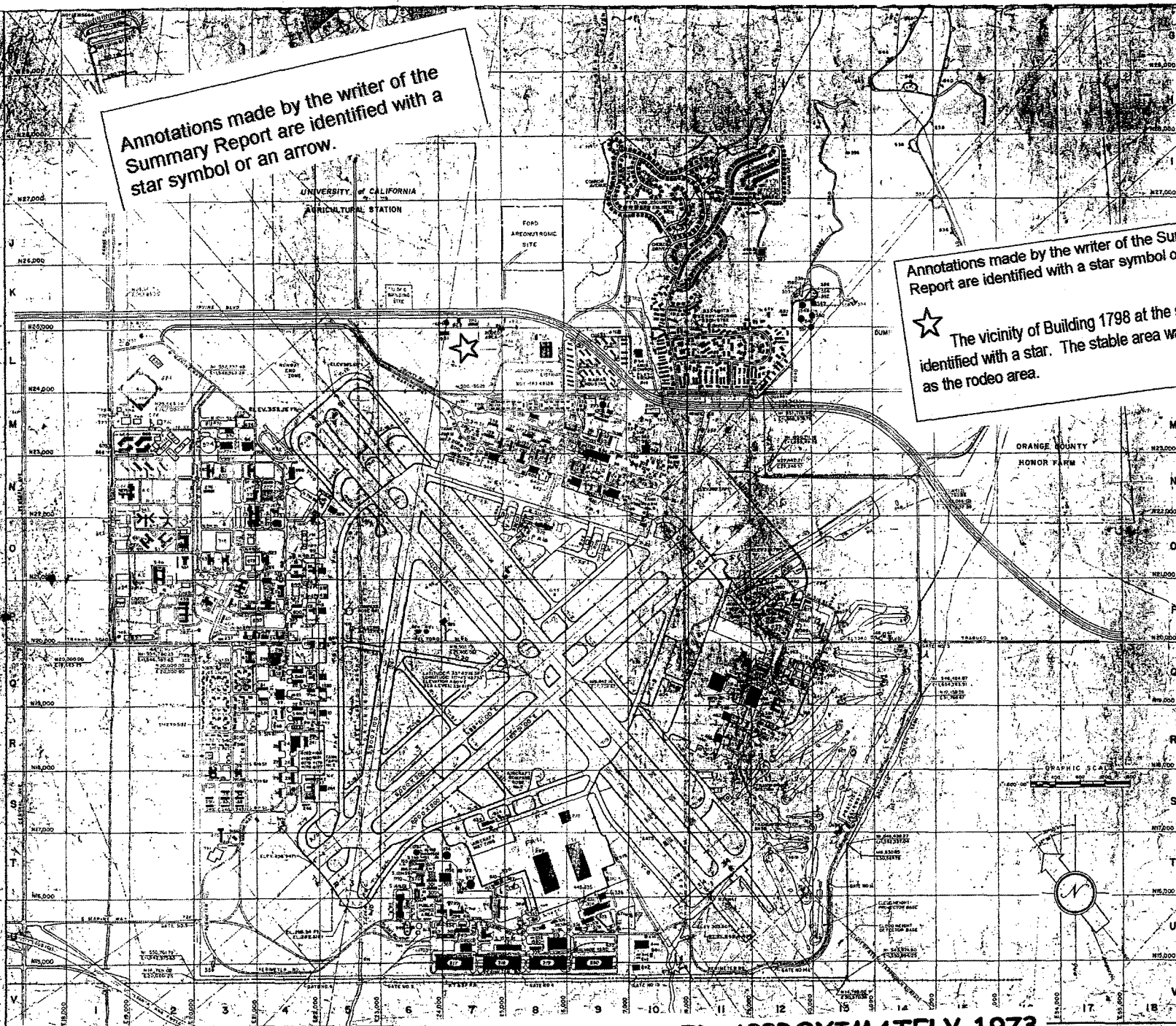
1954 MASTER PLOT PLAN SHOWING RELOCATION OF STABLES

[illegible]

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.

★ The vicinity of Building 1798 at the stable area is identified with a star. The stable area was also known as the rodeo area.



FACILITY MAP DATED APPROXIMATELY 1973

[illegible]

1773	G-15	HAZARDOUS & FLAMMABLE STORAGE	1	EA
1774	L-8	RECREATION GROUNDS	16	SF
1777	M-8	PUBLIC WORKS MAINT STORAGE	167	BL
1782	U-9	HEATING FUEL STORAGE	167	BL
1783	U-9	HEATING FUEL STORAGE	836	SF
1787	P-12	MUSEUM	219	SF
1788	O-4	GENERAL WAREHOUSE	64	SF
1789	P-12	HAZARDOUS & FLAMMABLE STORAGE	1,680	SF
1791	P-12	GENERAL WAREHOUSE	960	SF
1793	D-8	LINE MAINTENANCE SHELTER	4,108	SF
1795	M-3	SPECIAL SERVICE ISSUE & OFFICE	2,100	SF
1798	K-7	RIDING STABLE	3,300	SF
1799	K-7	RIDING STABLE	10,200	SF
1800	K-7	RIDING STABLE	64	SF
1801	T-7	GENERAL WAREHOUSE	1,500	SF
1803	P-12	APPLIED INSTRUCTION BLDG	480	SF
1804	N-9	ELECTRICAL DISTRIBUTION BLDG	648	SF
1805	R-4	GENERAL STORAGE SHED	2,560	SF
1806	P-3	PUBLIC WORKS SHOP	200	SF
1808	O-4	HAZARDOUS & FLAMMABLE STORAGE	50	SF
1809	P-12	SENTRY HOUSE	360	SF
1810	T-9	LINE MAINTENANCE SHACK	1,740	SF
1811	Q-13	GROUPS EQUIPMENT SHED	960	SF
1812	M-9	ADMINISTRATIVE OFFICE		

Annotations made by the writer of the Summary Report are identified with a star symbol or an arrow.



The Building 1798 is identified as a riding stable on the 1973 index of structures. Building 1798 is located in Grid K-7 which corresponds to the stable area/rodeo area on the facility map.

6200	16J	PUBLIC QUARTERS		
6424	9, 10, 11, & 12	(OFFICER)		
5001	M-7/8/9	PUBLIC QUARTERS (ENLI		
5025				
5101	Q-3	PUBLIC QUARTERS (OFFII		
5169	R-3			
5201	L-9	RENTAL HOUSING (NAMAR)		
5242				
5301	K-10/11/12	PUBLIC QUARTERS (ENLISTED)	364	FA
5520	L-10/11/12	INC. GARAGES		
5521	I-11/12	PUBLIC QUARTERS (OFFICER)	192	FA
5762	J-10/11/12			
	K-10/11	INC. GARAGES		

NOTE: 1. BUILDING NOS. FOLLOWED BY AN ASTERISK - THUS* - ARE MULTIPLE CATEGORY USE BUILDINGS.

2. UNLESS OTHERWISE SHOWN THE PLANNED USE OF EXISTING BUILDINGS AND/OR STRUCTURES IS THE SAME AS THE CURRENT USE.

COMPILED BY
D.H. McAllister
D.H. McALLISTER 31 JULY 1973

APPROVED BY
L.W. Selindh
L.W. SELINDH

MCAS EL TORO
SANTA ANA, CALIFORNIA
GENERAL DEVELOPMENT MAP
INDEX OF STRUCTURES
EXISTING & PLANNED PRE-M DAY

P.W. DWG.

1973 INDEX OF STRUCTURES

S-2010A

D. 3004

1973

No Further Action Decision Documents for Nearby Locations of Concern



Department of Toxic Substances Control



Winston H. Hickox
Secretary for
Environmental
Protection

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630

August 10, 1999

Gray Davis
Governor

Mr. Dean Gould
BRAC Environmental Coordinator
U.S. Marine Corps Air Station - El Toro
P. O. Box 51718
Irvine, California 92619-1718

SUMMARY REPORT FOR STABLE AREA AERIAL PHOTOGRAPH ANOMALIES, MARINE CORPS AIR STATION (MCAS) EI TORO

Dear Mr. Gould:

The Department of Toxic Substances Control (DTSC) has reviewed the above report dated June 14, 1999. We also reviewed the Addendum inspection checklist dated July 20, 1999 in response to DTSC comments dated July 13, 1999. The Report presents the results of the record search activities and visual inspections of the stable area. The area comprises approximately 50 acres and is located in the northeastern section of MCAS El Toro. The report divided the stable area into the following five (5) aerial photograph anomalies (APHO): APHO13 also known as Science Application International Corporation (SAIC) 102, APHO 14 (SAIC 105), APHO 45 (SAIC 289), APHO 47 (SAIC 427), APHO 48 (SAIC 431), plus fourteen other anomalies located in the vicinity of the stable area.

The report recommends a no further action status for all nineteen (19) anomaly sites based on evaluation of historical aerial photographs, Station maps and plans, Station property records, environmental program management plans, the results of previous environmental restoration program investigations, and visual site inspections conducted in June and July 1999.

DTSC concurs with the proposed no further action status designation for the Stable Area Anomalies. The no further action status can be documented in the next BRAC Cleanup Plan updated. If you have any questions, please contact me at (714) 484-5418.

Sincerely,

Tayseer Mahmoud
Remedial Project Manager
Southern California Operations
Office of Military Facilities

cc: See next page

Mr. Joseph Joyce
August 10, 1999
Page 2

cc: Mr. Glenn Kistner, SFD-8-2
Remedial Project Manager
U. S. Environmental Protection Agency
Region IX, Superfund Division
75 Hawthorne Street
San Francisco, California 94105-3901

Ms. Patricia Hannon
Remedial Project Manager
California Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Suite 500
Riverside, California 92501-3339

Mr. Gregory F. Hurley
Restoration Advisory Board Co-chair
620 Newport Center Drive, Suite 450
Newport Beach, California 92660-8019

Ms. Polin Modanlou
MCAS El Toro Local Redevelopment Authority
10 Civic Center Plaza, 2nd Floor
Santa Ana, California 92703

Ms. Lynn Hornecker
Remedial Project Manager
Naval Facilities Engineering Command
Southwest Division - Code 5BME.LH
1220 Pacific Highway
San Diego, California 92132-5187



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

October 6, 1999

Mr. Dean Gould
BRAC Environmental Coordinator
MCAS El Toro
P. O. Box 51718
Irvine, CA 92619-1718

Re: Department of Navy (DoN) No Further Action Recommendations for Seventeen (17)
Aerial Photograph Anomaly (APHO) Sites at MCAS El Toro, CA

Dear Mr. Gould:

The United States Environmental Protection Agency (EPA) has received your letter of September 10, 1999, with the 17 APHO sites referenced above. EPA concurs with the DoN and with the State of California Department of Toxic Substances Control that no further action is necessary at those sites. We appreciate the opportunity to participate in this evaluation process.

Sincerely,

A handwritten signature in cursive script, reading "Glenn Kistner", is written over the typed name.

Glenn Kistner
Remedial Project Manager
Federal Facilities Cleanup Branch

cc: Alice Gimeno, DTSC
Patricia Hannon, RWQCB
Gregory Hurley, RAB Co -Chair
Polin Modanlou, LRA
Lynn Hornecker, SWDIV



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

Santa Ana Region

Internet Address: <http://www.swrcb.ca.gov/~rwqcb8>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 or FAX (909) 781-6288



Gray Davis
Governor

October 6, 1999

Mr. Dean Gould
BRAC Environmental Coordinator
Mail Code 05BM
Naval Facility Engineering Command, SWDIV
1220 Pacific Highway
San Diego, CA 92132-5190

REPORTS ON AERIAL PHOTOGRAPH ANOMALY SITES - APHO 4, STABLE AREA ANOMALIES, APHO 19, APHO 33, APHO 28, APHO 9, APHO 35, APHO 17 AT MARINE CORPS AIR STATION, EL TORO

Dear Mr. Gould:

We have completed our review of the reports for the above sites.

Report Date	Site	Report Date	Site
July 9, 1999	APHO 17	July 28, 1999	APHO 4, APHO 33
July 20, 1999	Stable Area Anomalies	August 24, 1999	APHO 28
July 23, 1999	APHO 19	August 31, 1999	APHO 9, APHO 35

We concur with your request for no further action for these aerial photograph anomaly sites. If you should have any questions, please call me at (909) 782-4498.

Sincerely,

Patricia A. Hannon
DoD Section

cc: Dept. of Toxic Substances Control - Alice Gimeno
Naval Facility Engineering Command, SWDIV - Lynn Hornecker
U. S. EPA, Region IX - Glenn Kistner
Kutak Rock, Attorneys - Gregory F. Hurley
Orange County Hall of Administration - Polin Modanlou

BRAC OFFICE

OCT 12 1 32 AM '99



EXTRACTS

Summary Report

Stable Area Anomalies Aerial Photograph Anomaly Program Marine Corps Air Station, El Toro, California

14 June 1999

Prepared by
Southwest Division, Naval Facilities Engineering Command
BRAC Operations Office
1420 Kettner Boulevard, San Diego, CA 92101

documents were collected and evaluated as part of this project. Additionally, visual inspections were conducted.

2.1 Description of Stable Area Aerial Photograph Anomalies

Anomalies were identified by the United States Environmental Protection Agency (EPA) and Science Applications International Corporation (SAIC) during an evaluation of historical aerial photographs of the Marine Corps Air Station, El Toro. Features, such as wet soil, stains, liquids, possible drums, possible open storage areas, tanks, disturbed ground, possible debris, trenches, excavations, and mounded material that were identified by EPA and SAIC are described in more detail in the *Site Analysis Report, El Toro MCAS, Orange County, California* and the *Final Report, Aerial Photograph Assessment, MCAS El Toro*, respectively. The anomalies identified within the Stable Area are described in Table 1, and extracts from the source documents are presented in the Appendix.

Table 1. Aerial Photograph Anomalies Located at or near the Stables.

Database Tracking Number (BCP Tracking System)	Anomaly Identification Number (SAIC or EPA Number)	Year of Photograph	Anomaly Area	1998 Reuse Parcel	Point of Reference	Description/Explanation for Proposed Management Strategy **	No Further Action (NFA)
APHO 13	SAIC 102	1960	Stable Area	40	B 415	Possible drums (D) are located on the northeast side of Building 415, located easterly of the rodeo area. <i>Historical records do not indicate that hazardous wastes were managed or stored at Building 415, most recently used for storage of materials (uniforms, tents, and other items) by the Marine Air Group (MAG) - 11, and consequently, no further action is recommended.</i>	X
APHO 14	SAIC 105	1960	Stable Area	40	Horse Stables	Stains (ST) or wet soil (WS) can be seen in the cleared areas on the northeast and southeast sides of the Rodeo Area complex. <i>Historical records do not indicate that hazardous wastes were managed in this area. No further action is recommended based upon the review of historical records.</i>	X

Table 1. Aerial Photograph Anomalies Located at or near the Stables. (continued)

Database Tracking Number (BCP Tracking System)	Anomaly Identification Number (SAIC or EPA Number)	Year of Photograph	Anomaly Area	1998 Reuse Parcel	Point of Reference	Description/Explanation for Proposed Management Strategy **	NFA
APHO 45	SAIC 289	1974	Stable Area	40	B 415	There are wet soil (WS) or a stain (ST), and possible liquid (LQ) flow to the southwest from the open storage area on the northeast side of Building 415, adjacent to the Rodeo Area. Drums (D) may also be present. <i>Building 415 has most recently been used for storage of materials. Historical records do not indicate that hazardous wastes were managed or stored at this building. No further action is recommended based upon the review of historical records.</i>	X
APHO 47	SAIC 427	1980	Stable Area	40	Horse Stables	There is an open storage area (OS) with storage (?) buildings (B) and possible debris (DB). The types of stored materials are unknown. <i>The features identified on this photograph may be attributable to routine activities at the stables or other operations. The SAIC report identifies the location of the site northeast of the end of the North-South runway, more than 1,000 feet away from the stable buildings. No further action is recommended.</i>	X
APHO 48	SAIC 431	1980	Stable Area	40	B 415	There is an open storage area (OS) with possible drums (D) adjacent to Building 415, immediately southeast of the Rodeo Area. <i>Building 415 was most recently used for storage of materials. Historical records do not indicate that hazardous wastes were managed or stored at this building or in this area. No further action is recommended based upon the review of historical records.</i>	X

Table 1. Aerial Photograph Anomalies Located at or near the Stables. (continued)

Database Tracking Number (BCP Tracking System)	Anomaly Identification Number (SAIC or EPA Number)	Year of Photograph	Anomaly Area	1998 Reuse Parcel	Point of Reference	Description/Explanation for Proposed Management Strategy **	NFA
	<i>Located in the vicinity of the Stables but not identified with APHO numbers in the BCP</i>						
	EPA 76	1991	Stable Area	40	Horse Stables	Possible Pit. <i>This pit may have been related to manure spreading or manure disposal activities.</i>	X
	SAIC 101	1960	Stable Area	40	Horse Stables	Excavation (EX) and stain (ST) or wet soil (WS) are located at the southwest edge of the Rodeo Area. They may be related to earthmoving or manure spreading. The dark-toned mounded material (MMDT) may be hay or manure piles. The purpose of the excavation is unknown, but may be a disposal site. Additional investigation of the excavation may be advisable. <i>Manure piles have been spread over the ground surface or placed in piles or buried north of the rodeo area. No further investigation is recommended.</i>	X
	SAIC 146	1967	Stable Area	40	Horse Stables	Liquid (LQ) is flowing easterly from the northerly side of Building 1798 in the Rodeo Area. Additional investigation is not recommended at this time. <i>No further investigation is recommended.</i>	X
	SAIC 179	1968	Stable Area	40	Horse Stables	At the rodeo area, liquid (LQ) is flowing westerly from Building 1798, and wet soil (WS) is observed along the northwest and eastern portions of Building 1798. These features probably result from irrigation and wash water. Additional investigation is not recommended at this time. <i>No further investigation is recommended.</i>	X
	SAIC 260	1973	Stable Area	40	Horse Stables	Disturbed ground (DG) and excavation (EX. Pits) can be seen extending northwest from Rodeo Area. Investigation of the site's history as a possible disposal area is recommended. <i>Site history was evaluated and no further investigation is recommended.</i>	X

Table 1. Aerial Photograph Anomalies Located at or near the Stables. (continued)

Database Tracking Number (BCP Tracking System)	Anomaly Identification Number (SAIC or EPA Number)	Year of Photograph	Anomaly Area	1998 Reuse Parcel	Point of Reference	Description/Explanation for Proposed Management Strategy **	NFA
	SAIC 357	1976	Stable Area	40	Horse Stables	Liquid (LQ) is flowing westerly into the adjacent field, from the northwesterly side of the Rodeo Area. The liquid is probably water; additional investigation is not recommended at this time. <i>No further investigation is recommended.</i>	X
	SAIC 358	1976	Stable Area	40	Horse Stables	There is a southwesterly flow of liquid (LQ) from Building 415, located immediately southeast of the Rodeo Area. Possible drums (D) are in the open storage (OS) areas northeast, southeast, and northwest of the building. There is probable liquid (LQ) associated with the drums (D) northwest of the building. Additional investigation is recommended. <i>Site history was evaluated and no further investigation is recommended.</i>	X
	SAIC 392	1978	Stable Area	40	Horse Stables	There are seven (7) unidentified objects (UO) and a possible trench (TR) southwesterly of the Rodeo Area. Identification of the unidentified objects is recommended, as is investigation of the trench as a possible disposal site. <i>Site history was evaluated and no further investigation is recommended.</i>	X
	SAIC 419	1979	Stable Area	40	Horse Stables	The Rodeo Area has not undergone any significant changes. <i>Site history was evaluated and no further investigation is recommended.</i>	X
	SAIC 518	1987	Stable Area	40	Horse Stables	There are probable stains (ST) or wet soil (WS) on the northeast side of Building 415, on the southeastern side of the Rodeo Area. No additional investigation is recommended at this time. <i>This site may coincide with the location of SWMU 125 that was sampled in 1992 during the RFA and for which no further action status was designated. No further investigation is recommended.</i>	X

Table 1. Aerial Photograph Anomalies Located at or near the Stables. (continued)

Database Tracking Number (BCP Tracking System)	Anomaly Identification Number (SAIC or EPA Number)	Year of Photograph	Anomaly Area	1988 Reuse Parcel	Point of Reference	Description/Explanation for Proposed Management Strategy **	NFA
	SAIC 519	1987	Stable Area	40	Horse Stables	The Rodeo Area has expanded to the northwest following probable site grading (GR). No additional investigation is recommended at this time. <i>No further investigation is recommended.</i>	X
	SAIC 539	1988	Stable Area	40	Horse Stables	The Rodeo Area has expanded toward the northwest, where disturbed soil (DG), buildings (B) and light-toned mounded material (MMLT) can be seen. There is an area of disturbed ground (DG) along the southerly side of Irvine Boulevard that may be a backfilled trench (TR). There are also areas of disturbed ground west and northwest of the Rodeo Area. Investigation of the site history as a possible disposal area is recommended. <i>Site history was evaluated and no further investigation is recommended.</i>	X
	SAIC 557	1992	Stable Area	40	Horse Stables	A new building (B) and unidentified object (UO) are observed at the Rodeo Area. The unidentified object (UO) appears to be a vertical tank (VT) under construction or a circular, horse-training area or arena. Additional investigation is not recommended at this time. <i>New buildings were constructed during the relocation of Irvine Boulevard in the early 1990's (property records for those buildings were not available at the time of this writing). Site history was evaluated and no further investigation is recommended.</i>	X

NOTES

** Descriptions of anomalies were extracted and summarized from the source documents [(EPA, 1991) and (SAIC, 1993)]. Italics represent comments provided by the writer of this report.

2.2 Marine Corps Air Station, El Toro Property Records

Information pertaining to the buildings located within or near the Stable Area is presented in Table 2. The first structures at the Stable Area were constructed in 1956

